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**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO
HELD ON THE 5th DAY OF JANUARY 2010**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 5th day of January 2010, at the place and date duly established for holding of such a meeting.

President Swig called the meeting to order at 4:00 p.m.

Mr. Swig welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Swig asked members of the public who wished to address the Commission to fill out speakers cards, and to state their names for the record.

Mr. Swig requested that due to the anticipated crowd to speak on Item 3a, an overflow area on the first floor on the north light corridor would be available for seating. He also requested that remarks be limited to two minutes due to the numerous anticipated speakers.

Mr. Swig stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the Agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-notice meeting agenda.

Prior to the first item being called, Mr. Swig stated that there would be a significant crowd on Matters of Unfinished Business and asked of his fellow commissioners if they desired to take an item out of order, wherein they would discuss the regular agenda first. Hearing none, Mr. Swig called the first item.

1. RECOGNITION OF A QUORUM

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel Bustos
Francee Covington
Leroy King

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2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY. No Reportable Action.



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3. **MATTERS OF UNFINISHED BUSINESS.** 3(a) Public Hearing To Hear all Persons Interested in the Candlestick Point-Hunters Point Shipyard Phase 2 Draft Environmental Report. Continued Public Hearing on the Adequacy of the Draft Environmental Impact Report for the Candlestick Point – Hunters Point Shipyard Phase II Development Plan Project; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Area.

Presenter: Stan Muraoka, Agency Staff

Speakers: Espanola Jackson, Francisco DaCosta, Jim Lazarus, Gary Banks, Jaquin Deleon, Lisa Galley, Al Norman, Rev. Arelious Walker, Ericka Katske, Tim Colen, Mat Regan. Christopher Wagner, Dr. Ahimsa Porter Sumchai, Richard McRee, Karissa Cole, Rev. Arnold Townsend, Angelo King, Derrick Green. Patrick Uniacke, Carol Harvey, LaRonda Smith, Franklin Ross, Alex Toeaina, Linda Shaffer, Doug Parrish, Daniel Landry, Ace Washington, Tim O'Miles

COURT REPORTER TRANSCRIPT VER BATUM

PRESIDENT SWIG: Thank you very much. Again, I want to make sure that everybody is heard today on the subject and commentary on the draft EIR. Anybody else who has any comment on the draft EIR? All right. Hearing no further public comment, I will close public comment and turn to my fellow commissioners for their comments starting with Commissioner Covington.

COMMISSIONER COVINGTON: Thank you, Mr. President. I think we had a slight technical difficulty that's the reason for the delay. I want to first of all thank everyone who came out this afternoon to share your thoughts with us. Once again, we had some new people come out and that's always good. That's why we are here to listen to what you have to say, and I want to thank my fellow commissioners for making sure that we extend the public comment time, the oral public comment time today. I must say I have not read each and every word of the 4,400 pages. I have read most of it, and I really encourage people to go back to the document, to the original document because there are a number of things that were brought up this evening that are indeed covered in the document. I think they are covered quite well. You may not agree with the assessment that is made from the information that has been gathered, but the document is fairly comprehensive. I again encourage those of you who have particular concerns go back to the document. It is voluminous and perhaps you missed something. And if not, you know, we can all agree to disagree. And I think that this is such a huge project, and we have been talking about it for so very long that the thought that we would all be on the same page in accord is the result of thinking in a parallel universe. So I am not put off by anything that anyone has said this evening. I stand by the document and my reading of the document, and I encourage those of you who may be listening on the radio who have not read it, to please read it. I look forward to seeing your written comments of those people who are going to be preparing them. Thank you.

PRESIDENT SWIG: Any other commissioners wish to comment? Okay. I'd just like to echo some of the things Commissioner Covington said. First, I would like to thank the public very much for taking the time both two weeks ago and today for coming out and sharing your thoughts. And also I agree with Commissioner

Covington and Reverend Townsend that the document is very adequate. It is thorough. It has many answers to the questions raised today. We can't all agree on everything, and this is a great opportunity for all of us to comment on our thoughts, and we do have to weigh the adequacy versus -- the issue of adequacy versus the issue of whether we can all agree on the same item at the same time. I would like to further comment that, you know, this is just another small step in a long project, and I hope we all stay looking through the front windshield instead of the rearview mirror so that we can continue to move forward in a constructive fashion.

Just two thoughts for testimony on the DEIR, I call to the attention the transportation section which is a very difficult section. It is very clear that today the transportation issues at Bayview Hunters Point is woefully inadequate, and we talked about it with regard to the EIR for Visitation Valley. There was discussion on looking at the macro issues on transportation. Bayview Hunters Point is not just Bayview Hunters Point. It connects to the rest of the City, and Visitation Valley is part of that, and all the adjacent areas to Bayview Hunters Point is part of that, and the way people get to their jobs downtown or across town or around town is part of that. So as I commented when we were talking about Visitation Valley, I hope that as this document evolves and various authorities that have to deal with transportation really take that transportation section very, very seriously because it is so critical.

Secondly, on the issue of the environment, you know, I wish I had my crystal ball to look at what global warming will do to this world and how far the seas will rise. I unfortunately do not have that crystal ball in my bag of tricks, but I think there should be recognition certainly of environmental issues in the future in this DEIR. It is there. I just want to let you know those who have any concerns, I share those concerns with you, but they are addressed in the DEIR, and I hope that as the draft becomes finalized that any further clarity will be established. That's it. We don't have any -- Commissioner Breed I see has asked to make a comment.

COMMISSIONER BREED: Yes, I want to make a few comments. I want to thank the public for coming out to speak. I also wanted to thank my fellow commissioners for continuing this hearing so that we could hear further comments. I have been up until maybe 3:00, sometimes 4:00 in the morning trying to review the important parts of the document because of the importance. I have visited with residents. I have spoken to a number of them about certain issues that they have had. One of the biggest concerns I think I had was from some of the residents is that they really weren't necessarily interested in reviewing this document, but more importantly they were interested in the housing opportunity and the job opportunities that were promised to them because of this particular project. And so what I would like to communicate, you know, for the record is that it is important that we hold the organizations that receive support financially throughout the City to provide the housing and job opportunities, support necessary to the members of the Bayview Hunters Point Community accountable. That is going to be the most important thing that we do in the long run. We need to make sure that folks are ready for the opportunities that will exist. We can't issue or continue to issue financial support to these organizations and then not make sure that they are delivering measurable results for the people of the Bayview. That is the biggest

concern that I have encountered, and it is something that we need to aggressively address.

The second issue I have is I frequently visit family members, drop kids off, and I'm always in the Bayview Hunters Point for one reason or another. It is really tough maneuvering all over the Bayview, up the hill, down the hill. It is a very difficult place. They have difficult areas to get to with a car, let alone public transportation, and I hardly see buses traveling in the hill area. I know the 19th Polk kind of goes up West Point and some other things, but the public transportation there is ridiculous. I think that one of the things that the transportation section that I would like to have seen more of is address those issues, connecting what exists now or figuring out a way in which the transportation that is going to be addressed in the future is addressed in this EIR. I think it is going to be important that we look now, not wait until this thing is moving forward, but we look now at the transportation problems that exist in the Bayview. I have had a number of problems that have existed on the T3 line where -- you know, I can't put my kids on the T3 line to go home because there's a lot of violence and other issue that happen. So we have to address -- and I know that's not a redevelopment issue, but we need to address the current situation around the transportation issue as a whole. We need to make sure that that is addressed now and that we connect those two dots with the transportation plan because I do have some serious concerns that if we are not dealing with transportation now, how are we going to make it better in moving forward. That is an important issue as well that has been communicated by a number of the residents.

So, yes this is a large document. Yes, there's a lot of indexes and a lot of charts and other things that exist in here, but then there is also a lot of substantive information, and I felt it was a very helpful document. This is the first step in a longer process, and I think in moving forward it is going to be imperative for the public to make -- voice its concern with regards to the plans for the shipyard more importantly and to make sure their comments are included for this draft environmental impact report especially those things that you feel are most important to you. With that, I think we are pretty much one, and I thank you again all for your time and your commitment. I ask you to continue to make public comments, submit information, provide whatever materials necessary to help us, ask commissioners to make the best decision, and also talk to the folks who live around you because if you live in the Bayview Hunters Point or if you work there or if you spend time there, then there are a ton of residents that are constantly willing to step up and make their voices heard with regard to this process, but they may not always want to attend the meetings or provide written comment. So with that, I thank you.

PRESIDENT SWIG: Thank you. Commissioner Bustos.

COMMISSIONER BUSTOS: I just thank you for the opportunity to speak on this. You know I want to appreciate the public and thank you so much for being here. As a native San Franciscan it is always good to have folks that have been in community long term to sort of have that history. With that, I go to sort of what London was talking about. The community benefits should support the community. You have communities not only in Bayview, but other parts of San Francisco that have kept the fabric of that community together with nothing. They have held it

with nothing, without any attention, without any support or resources from the City. Having grown up in the Mission District back in the day, you know, we did the same thing. We had to hold it together. So I really believe that redevelopment should benefit the community that has held it together the most. With that, know that we will have -- I don't know about the other commissioners, but at least for me, will have that in mind as we go forward and encourage you to do the same as we are looking at the plans and looking at transportation as well as the housing environment. One thing in terms of the cultural aspect that really caught my interest as a whole is the way we handle our native brothers and sisters who are indigenous to the community. Ms. Jackson talked about the Ohlones and some others that should be included, and I totally agree. I think the way we handle the findings of human remains, cultural artifacts should be handled in the most culturally, spiritually and sort of proper way to do it. So I would hope that that happens. I just want to thank the public once again for everything you have said, and we have taken a lot of notes. So I appreciate it. Thank you.

PRESIDENT SWIG: Okay. Any other commissioners with comments? All right. Hearing none, before I close this hearing on the subject, I would like to thank Commission Breed, and I believe she was supported heavily by Commissioner Covington, on extending this hearing over to -- from two weeks ago to today. I think that was very valuable and an important exercise in this. I want to recognize those two commissioners and their energy towards making the extension of this hearing possible. So with that, I would like to close the hearing to hear public testimony on the adequacies of the draft EIR in evaluating the likely adverse environmental effects of the closed Bayview Hunters Point Candlestick Point Project. Thank you very much.

(Whereupon, the proceedings were adjourned.)

END OF COURT REPORTER TRANSCRIPT

RECESS

After a brief recess, Commissioner Swig called the meeting to order and requested the hearing proceed with the next item, Item 4(a).

4. MATTERS OF NEW BUSINESS:

CONSENT AGENDA

- (a) Resolution No. 156-2009, Authorizing a 2010-2011 Work Order Agreement with the Mayor's Office of Housing in an amount not to exceed \$285,000, from July 1, 2010 to June 30, 2011, for homeownership assistance activities; Citywide Tax Increment Housing Program.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 156-2009, AUTHORIZING A 2010-2011 WORK ORDER AGREEMENT WITH THE MAYOR'S OFFICE OF HOUSING IN AN AMOUNT NOT TO EXCEED \$285,000, FROM JULY 1, 2010 TO JUNE 30, 2011, FOR HOMEOWNERSHIP

ASSISTANCE ACTIVITIES; CITYWIDE TAX INCREMENT HOUSING PROGRAM, BE ADOPTED.

REGULAR AGENDA

- (b) Resolution No. 157-2009, Authorizing a First Amended and Restated Ground Lease Agreement with 365 Fulton, L.P., a California limited partnership, to change the base rent amount from \$15,000 annually to \$1 annually, and make certain changes to the ground lease, for the development and operation of 120 very low-income supportive housing rental units at 365 Fulton Street; Citywide Tax Increment Housing Program.

Presenter: Erin Carson, Agency Staff

Speakers: None

Commissioner Swig asked if there was anybody in the audience who wished to comment on this item. Hearing no request to speak on this item, Mr. Swig closed public comment and turned to his fellow commissioners.

Commissioner Covington motioned to move Items 4 (b) and (c), but had a few questions prior to doing so. She asked if a waiver of the \$15K annual fee reduction to \$1 was standard operating procedure, why was it not originally included.

Ms. Carson replied that at the time of negotiations on this project, \$15K was the standard base rent. Several local operating subsidy projects have been done since negotiations, and it has become normal practice that the base rent be reduced to \$1 due to programs such as AHP that make it more competitive.

Commissioner Covington wanted to know if developers considered the \$15K burdensome in any way? Is this a deterrent to submitting a proposal?

Ms. Carson commented that it would not be onerous because the fee does not impact the developer directly. The fee is an operating expense. It is taken from the operating cash flow. There would not be any impact on the developer's ability to respond or participate.

Commissioner Covington disagreed. She felt it would impact the operator.

Ms. Carson responded that it would impact the operations, and simply increase the operating budget which increases the local operating subsidy. The primary reason for the change is the competitiveness for the age, a fee funding that creates leverage in the application for additional funding. It is somewhat typical that \$15k is a base rent, but most projects now come forward with the \$1 fee.

Commissioner Covington commented that in the future there should be no need to bring this issue before the commission since there would be a \$1 threshold for future local operating subsidy projects.

Ms. Carson confirmed this would be the case.

Commissioner Swig thanked Ms. Covington for her comments.

Commissioner Covington stated that she previously made a motion to move both items.

Commissioner Singh seconded Ms. Covington's motion to move the items.

Commissioner Swig asked if any other commissioner would like to comment. Hearing none, Mr. Swig asked if it was reasonable and customary for the Redevelopment Agency to act as a guarantor.

Mr. Olson Lee, Deputy Executive Director, responded that it is not reasonable or customary that the Agency act as guarantor. This is an extraordinary situation due to the economic condition of the State. The Agency has not had to previously provide types of guarantees for this program. Usually, takeout financing comes from the State. Due to the State's budget delay this fiscal year, underwriters at private institutions are not prepared to go forward with these projects without a guarantee from the local agency.

The issue of risk was discussed, both in terms of the likelihood that the state would not fund its obligation. Staff agreed that with both the length of time for construction, in addition to the extensions a developer has on a basic construction loan, it will provide time for the State to fix their budget situation and then be prepared to issue their bonds for the this particular housing.

The State position is they have met all obligations to date on the MHP program. Unfortunately, the credit underwriters of the private lenders are indicating that unless we provide some additional assurances, they are not prepared to finance the project. Staff is requesting the Commission's authorization to assure that the project goes forward. Basically, the issue is the question of risk. To this point, the State has reneged on any of its financing.

Commissioner Swig stated that he did not want this to be a precedent setting action. He wanted to make sure it was understood by staff that this is a very clear exceptional action.

Mr. Blackwell added that because this is a very infrequent request, the Commission does not have a formal policy regarding this type of activity. An issue which the Agency would like to bring before the Commission is a formal policy that sets not only what the criteria would be for a project of this type, but also sets thresholds for loan guarantees. Given the economic situation at the State level, and the uncertainty with regard to funds coming from State or Federal levels, banks and other investors will increasingly be looking to local agencies to provide loan guarantees.

Commissioner Swig expressed his concern that if this exception is granted, then potentially it could become standard practice. He expressed concern that regardless of the economic state of the country, this could become a fundamental

negotiating position. Mr. Swig requested staff stress to lenders that this is an exception. This will not be normal behavior of the Agency nor will the Commission approve a guarantee position

Commissioner Breed agreed with Mr. Swig's concerns. Ms. Breed stated that she thought the Agency had performed this action before, when the Agency provided a guarantee for the Banniker homes, but in a different capacity. Her understanding was that the Agency was the guarantor in order for them to secure financing for improvements to their renovation.

Mr. Lee responded that the Agency had done guarantees previously, but they were different forms of guarantees. The Banniker home situation was illustrative because the Agency was guaranteeing payment of Section 8 contracts from the federal government to at-risk development areas where there were project based Section 8s. The Agency did this for a series of projects and structured all financing with short term loans. To date, none of those guarantees have been called, and the banking community is comfortable with payment of those project based contracts by HUD. Currently, these loans do not require a guarantee.

Commissioner Breed stated that it is important for the Agency to have a policy that is very strict in terms of this policy. She expressed concerned that she didn't think this was best for the Agency

Commissioner Swig thanked Commissioner Breed for her comments and asked if there were any further comments from his fellow commissioners. Hearing none and seeing there was a motion on the floor from Commissioner Covington and a second from Commissioner Singh, Mr. Swig called for a vote on the item.

Mr. Morales stated that the vote needed to include Item 4(c) as amended with the lower amount.

Commissioner Swig then recalled the vote with the amended amount of \$15,000 to \$1 for Item 4(c).

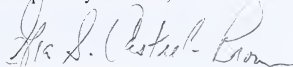
- (c) **ADOPTION:** IT WAS MOVED BY MS. COVINGTON, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 157-2009, AUTHORIZING A FIRST AMENDED AND RESTATED GROUND LEASE AGREEMENT WITH 365 FULTON, L.P., A CALIFORNIA LIMITED PARTNERSHIP, TO CHANGE THE BASE RENT AMOUNT FROM \$15,000 ANNUALLY TO \$1 ANNUALLY, AND MAKE CERTAIN CHANGES TO THE GROUND LEASE, FOR THE DEVELOPMENT AND OPERATION OF 120 VERY LOW-INCOME SUPPORTIVE HOUSING RENTAL UNITS AT 365 FULTON STREET; CITYWIDE TAX INCREMENT HOUSING PROGRAM, BE ADOPTED AS AMENDED.

5. **MATTERS NOT APPEARING ON AGENDA:** None.
6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS :** Ace Washington.

7. **REPORT OF THE PRESIDENT:** Commissioner Swig wished everybody a Happy New Year and a better year than last year. He expressed his pleasure to have Commissioner Bustos joining us for a full year and the constructive participation which he brings to the Commission.
8. **REPORT OF THE EXECUTIVE DIRECTOR:** Mr. Blackwell gave an update on the Agency's progress with the Board of Supervisors and the budget. At the end of last year, we received approval on the budget amendments that were approved by the Commission at the Budget and Finance Committee, as well as an extension for the Yerba Buena project area for one year. This is commensurate with the legislation that was passed at the State level. The last and final step on the budget issues as they relate to the Board of Supervisors is to seek authorization for the Agency to get financing approval for the \$28.6M payment to the State. This is the last step related to the State payment obligation. There has been a significant interest expressed to reinstate the process of the establishment of a project area in mid-market. We have begun the process at the staff level, reviewing what the steps will be, and to what extent the ten years of planning that had been previously done on this will help us in any way moving forward.
9. **COMMISSIONERS' QUESTIONS AND MATTERS:** None.
10. **CLOSED SESSION:** None.
11. **ADJOURNMENT:**

It was moved by Commissioner Breed, seconded by Commissioner Singh, and unanimously carried that the meeting be adjourned at 6:00 p.m.

Respectfully submitted,



Gia S. Casteel-Brown
Acting Agency Secretary

ADOPTED: March 2, 2010

**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO
HELD ON THE 19th DAY OF JANUARY 2010**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 19th day of January 2010, at the place and date duly established for holding of such a meeting.

President Swig called the meeting to order at 4:00 p.m.

Mr. Swig welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Swig asked members of the public who wished to address the Commission to fill out speakers cards, and to state their names for the record.

Mr. Swig stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the Agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-notice meeting agenda.

1. RECOGNITION OF A QUORUM

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel Bustos
Francee Covington
Leroy King

- 2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY.** No Reportable Action.
- 3. MATTERS OF UNFINISHED BUSINESS.** None.
- 4. MATTERS OF NEW BUSINESS:**

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CONSENT AGENDA

- (a) Resolution Nos. 4-2010, 5-2010, 6-2010, Authorizing a First Amendment to the Amended and Restated Predevelopment Loan Agreement, Grant Agreement, and Disposition and Development Agreement, each with Berry Street LLC, a California Limited Liability Company, to revise the schedule of performance and to modify the budget related to the development and sales of 131 units of low and moderate-income first-time homeownership housing at 330 Berry Street and 335 Berry Street, also known as Mission Walk (Block N4, Parcel 2 and Block N4a, Parcel 2), Mission Bay North Redevelopment Project Area

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 4-2010, AUTHORIZING A FIRST AMENDMENT TO THE AMENDED AND RESTATED PREDEVELOPMENT LOAN AGREEMENT WITH BERRY STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, TO REVISE THE SCHEDULE OF PERFORMANCE AND TO MODIFY THE BUDGET RELATED TO THE DEVELOPMENT AND SALE OF 131 UNITS OF LOW- AND MODERATE-INCOME FIRST-TIME HOMEOWNERSHIP HOUSING AT 330 BERRY STREET AND 335 BERRY STREET; MISSION BAY NORTH REDEVELOPMENT PROJECT AREA; BE ADOPTED.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 5-2010, AUTHORIZING A FIRST AMENDMENT TO THE GRANT AGREEMENT WITH BERRY STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, TO REVISE THE SCHEDULE OF PERFORMANCE AND TO MODIFY THE BUDGET RELATED TO THE DEVELOPMENT AND SALE OF 131 UNITS OF LOW- AND MODERATE-INCOME FIRST-TIME HOMEOWNERSHIP HOUSING AT 330 BERRY STREET AND 335 BERRY STREET; MISSION BAY NORTH REDEVELOPMENT PROJECT AREA.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 6-2010, AUTHORIZING A FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH BERRY STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, TO REVISE THE SCHEDULE OF PERFORMANCE AND TO MODIFY THE BUDGET RELATED TO THE DEVELOPMENT AND SALE OF 131 UNITS OF LOW- AND MODERATE-INCOME FIRST-TIME HOMEOWNERSHIP HOUSING AT 330 BERRY STREET AND 335 BERRY STREET; MISSION BAY NORTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (b) Resolution No. 7-2010, Authorizing the Executive Director to Apply for and Accept a Grant for a Total Amount not to exceed \$1,430,000 from the U. S. Department of Housing and Urban Development as a part of the Housing Opportunities for Persons with AIDS, Permanent Supportive Housing Program; Housing Opportunities for Persons With AIDS Program

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 7-2010, AUTHORIZING THE EXECUTIVE DIRECTOR TO APPLY FOR AND ACCEPT A GRANT FOR A TOTAL AMOUNT NOT TO EXCEED \$1,430,000 FROM THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS A PART OF THE HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS, PERMANENT SUPPORTIVE HOUSING PROGRAM; HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM, BE ADOPTED.

REGULAR AGENDA

- (c) Workshop on New Market Tax Credits

Presenters: Stephen Maduli-Williams, Executive Deputy Director, Community & Economic Development, Jennifer Entine-Matz, OEWD, Colin Rowan, United Fund Advisors

Speakers: Ace Washington

Commissioner Covington complimented staff, specifically, Deputy Executive Director, Stephen Maduli-Williams on the information presented. She felt the information was beneficial and helpful for potential investors. She also complimented the Executive Director, staff, and mayoral departmental offices for seizing this opportunity.

Commissioner Covington asked if the Boys and Girls Club in the Mission would be able to access funds without going through the proposed collaborative effort.

Colin Rowan, United Fund Advisors, responded that projects can access credits from any various CDE. In the case of the Boys & Girls Club, an organization in San Jose has an allocation of tax credits that is being used on the project. Non-Profit Finance Fund is the group assisting the Boys & Girls Club.

Commissioner Covington stated that the objective should not be a single project, but several projects in the various project areas. Ms. Covington noted that mostly financial institutions were involved and there were no individual investors.

Mr. Rowan responded that the Agency could seek allocation for each individual project, but what is lost is the control over having a flexible financing tool readily available to assist with projects. Mr. Rowan commented that there have been some individual investor, but banks are really the primary investors. The basis for this is experience with other tax credit programs. These programs are very

similar in terms of the demands they place on the banks, in addition they receive community reinvestment act credits for those investments. Mr. Rowan stated that private investors aren't able to compete with banks in purchasing the credits.

Commissioner Covington asked how many residential housing and commercial projects had UFA done.

Mr. Rowan stated that of the 10 projects that UFA had funded in Portland, only one of those had been rental housing. The rest were non-profit, commercial, education, and health care related.

Commissioner Covington asked for clarification on the non-profit projects, if the projects were non-profit housing?

Mr. Rowan stated that the projects were not non-profit housing. Affordable housing that is utilizing affordable housing tax credits is incompatible with new markets. Both credits cannot be used on the same project. For example, if there was an affordable housing project which was converted to condominiums with a retail component, new markets would be used for that. The affordable tax credit would then be used on the housing fees. It is very difficult to use new markets on for sale housing. It is permissible to use it with rental housing, but the project must be mixed use.

Commissioner Covington thanked Mr. Rowan for the information. Ms. Covington asked Mr. Maduli-Williams what would be the anticipated mix in the project given the conflict with funding we would be receiving from the federal government for low-income housing, as well as provide some examples of proposed projects.

Mr. Maduli-Williams stated that staff was beginning to craft the business plan, but are currently looking at mostly economic development projects in the southeast sector of the City as the first potential projects. He stated that one project would be the community facility parcel in the Shipyard. One possible potential project is a large non-profit incubator on Third Street. He stated there was a lot of flexibility in terms of projects, anything from art museums, daycare centers and healthcare facilities. Ultimately, a list of potential projects would be presented to the CDE fund, but there would be no obligation to utilize those projects. The goal is to create the mechanism to accept projects in our respective project areas and other parts of the City. This will be on a first come, first serve basis based on shovel readiness and other criteria.

Commissioner Covington asked for more information on the role of the governance board, with emphasis on how people the community will be selected to participate.

Mr. Maduli-Williams stated that the CFI fund requires that there is a board, as well as a community based advisory board. The community based advisory board will have a minimum of no less than 20% of community participation. The plan is to have a full advisory board of five, which will consist of city officials who are representatives of the projects. There will be an advisory board with ten

community members, five who the Agency will select from the Agency's five project areas and the remaining five members will be selected from their respective areas.

Commissioner Covington wished staff good luck and stated she looked forward to reviewing the full packet in February.

Commissioner Breed asked if there is a need to establish a separate entity in order to avoid any conflict with the funds.

Mr. Maduli-Williams stated that yes, as part of the application process they will have to create a separate not for-profit, California corporation.

Commissioner Breed asked if this will be done after the consultant is selected.

Mr. Maduli-Williams stated that the corporation will be formed after the Commission has granted staff authority to do so. Staff will be making a presentation to the Commission at the February 2nd meeting.

Commissioner Breed requested that the Commission receive the packets in advance to have enough time to review them.

Commissioner Swig asked if any other commissioners had any questions or comments. He stated that he had a few concerns regarding the urgency to get authorization for this at the February 2nd meeting. He questioned the reasoning behind this and wanted to know what the due date was for the applications.

Mr. Maduli-Williams stated that he was unsure of the actual date, but thought it was in early April. He clarified that the program still needed to be reauthorized by Congress. It has been reauthorized every year since inception.

Commissioner Swig requested verification that neither the Agency nor the Mayor's Office of Economic Development was paying UFA nor will they be paid unless there was success acquiring a grant. Mr. Swig asked if this was a traditional grant and stated his understanding is that it was a grant of opportunity to sell tax credits, which if until sold, then becomes cash.

Mr. Maduli-Williams stated that was correct.

Commissioner Swig again wanted to confirm that there was no liability to the Agency or the Mayor's Office of Economic Development until it was approved.

Mr. Maduli-Williams stated that was correct.

Commissioner Swig requested clarification on the joint venture with the Mayor's Office of Economic Development, in terms of projects. He asked what the procedure for deciding what project takes precedence.

Mr. Maduli-Williams stated that will be based on the project being ready to proceed. Both the Agency and MOED are reviewing current portfolios to form a

project pipeline for projects ready to proceed. The goal is to create, along with UFA, underwriting guidelines that are fairly standard. Ultimately, the projects will be chosen on a first come, first serve basis.

Mr. Maduli-Williams stated that another goal is to apply for more than one allocation round. This will create an opportunity for projects that meet criteria to possibly get funded in the future. If the Agency is successful, we would receive a first round with capital and then apply for another round next year. Another issue is other entities have credits as well. In addition to the City and the Agency putting credits through the program, there are other opportunities where investments may have several syndicators. There could be credits from other syndicators, both locally and nationally as well, depending on the size of the project. There will possibly be an underwriting policy in place between the City and Agency.

Commissioner Swig inquired as to the competition involved and the reality of receiving the grant.

Mr. Maduli-Williams stated during his research learned that this was an extremely competitive process, but that he would allow Mr. Rowan to address the question.

Mr. Rowan stated that he could comment on the competitive nature, but on the odds he did not want to speculate. Historically, less than a third of applicants receive an allocation and the program is roughly five times oversubscribed. For example, if there is a \$3 billion allocation round, there is typically about \$15 billion worth of applications being received. Ultimately, it is based on the strength of the business plan. Most importantly, it is based on your track record of undertaking activities which are similar in nature and similar in results to what it being proposed.

Commissioner Swig asked Mr. Rowan if he could go over the financing benefit slides again. He wanted to get clarification on some issues prior to the February 2nd meeting. His understanding is that \$100 million is actually an opportunity to buy credits against \$100 million of earnings. But in actuality, if a company had \$100 million of earnings it would actually be worth \$39 million. Was this correct?

Mr. Rowan replied that was not actually correct. He explained that the \$100 million would represent the project cost that would be financed using new markets. The project cost getting financed creates the opportunity for an investor to buy \$39 million worth of tax credits. The amount would top at whatever tax liability was available to them, up to that amount. The \$18 million which would be available for financing is 18% of your total project cost of \$100 million. This is gap financing.

Commissioner Swig commented that there was some inefficiency in regard to the \$39 million of actual cash value, and the project receiving \$18 million. He requested clarification of that.

Mr. Rowan explained that the investor does not pay \$39 million for \$39 million in credits are taken over a seven year period. A discount is taken to get back what is appropriate and account for perceived risks in taking the credits. Once money is invested there is no expectation of receiving cash back. The return on investment is entirely tax credit driven. The other component is the fund management capital costs and project closing costs. CDEs are expected to offer a tax credit guarantee to the investor. Money needs to be reserved for that. The \$18 million would be "free money". The \$8 million of fund management and capital costs include any interest reserves for financing that is put into the projects.

Commissioner Swig thanked Mr. Rowan for that explanation. He then asked Mr. Maduli-Williams about housing versus other projects. Mr. Swig stated that this is a very good financing mechanism for projects that are difficult to fund. He felt that the Agency could fund other projects through tax increments.

Mr. Maduli Williams stated that this was somewhat true. This is an avenue for the Agency to spread our tax increment future. Specifically, if there are projects that have a blend of new market tax credits and tax increment, there is less tax increment that has to be used for an individual project. In addition, we want to spread tax increments on a wider base of projects, and utilize the new market tax credit to assist in doing that. The positive side is that there are some projects that will be considered marginal, except for this new market tax credit. Mr. Maduli-Williams stated that this would assist some projects not being feasible to feasibility.

Commissioner Swig asked what the projected amount for the project size was.

Mr. Maduli-Williams responded that the project would be approximately \$ 7 to \$10 million.

Commissioner Swig asked if any other commissioners had any thoughts. He informed the Commission and public that this was an educational seminar, with no approval. He stated that the Commission appreciated the information given to them today and looked forward to the hearing in February.

Mr. Maduli-Williams clarified that staff would not be coming back with the actual business plan/application at the February 2nd meeting. He stated that staff would be seeking authorization to prepare and submit the application, along with authorization to create the CDE.

Commissioner Swig stated given that clarification, what is the timeline related specifically from the point of inception of the application to completion.

Mr. Maduli-Williams stated that the application process should be completed by mid-March at the latest.

Commissioner Swig asked what actions will be needed at the 2nd hearing and if there will be any other actions needed after that.

Mr. Maduli-Williams stated that there was none anticipated primarily because of the timeline involved. The business plan needed to be submitted and another workshop on the business plan needed to be held. Then staff would come back to the Commission.

Commissioner Swig thanked Mr. Maduli-Williams and asked for the next item to be called.

- (d) Resolution No. 8-2010, Authorizing a Letter Agreement with the Mayor's Office of Economic and Workforce Development to administer the SF Shines Façade and Tenant Improvement Program for a six-month term with one six-month extension option in an amount not to exceed \$492,977; Bayview Hunters Point Redevelopment Project Area

Presenters: Angela Heyward, Agency Staff; Amy Cohen, MOEWD

Speakers: Ace Washington, Al Norman

Commissioner Swig asked if there was anyone in the audience wishing to be heard. Hearing no further request to speak on the item, Mr. Swig closed public comment and turned to his fellow commissioners.

Commissioner Singh thanked Mr. Swig and made a motion to move the item.

Commissioner Bustos seconded the item.

Commissioner Swig called for the vote.

All the Commissioners responded, Aye.

Commissioner Breed was absent from the room for the vote.

Commissioner Swig asked if there were any oppositions or abstentions. Hearing none the item was adopted unanimously.

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 8-2010, AUTHORIZING A LETTER AGREEMENT WITH THE MAYOR'S OFFICE OF ECONOMIC AND WORKFORCE DEVELOPMENT TO ADMINISTER THE SF SHINES FAÇADE AND TENANT IMPROVEMENT PROGRAM FOR A SIX-MONTH TERM WITH ONE SIX-MONTH EXTENSION OPTION IN AN AMOUNT NOT TO EXCEED \$492,977; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (e) Resolution No. 9-2010, Authorizing a Letter Agreement with the Office of Economic and Workforce Development to Administer Marketing and Economic Development Programs in the Western Addition Neighborhood for a three-year term in an amount not to exceed \$800,000

Presenters: Angela Heyward, Agency Staff; Amy Pagan, MOEWD

Speakers: Cynthia Traina, Keith Potter, Jenny McNulty, Ellen Siebold, Michele Wilson, Monetta White, Bob Hamaguchi, Charles Spencer, Cheryl Davis, Miyanka Lewis Mims, Peter Fitzsimmons, Melanie Green, Helen Branham, Net Alamayhau, Adrian Williams, Ace Washington

Commissioner Breed stated that she had a few questions and wanted clarification of the resolution as it related to the budget. Ms. Breed asked if there were fund limitations since the board resolution included specified the jazz district. Ms. Breed wanted clarification whether or not these funds could be used in the A-2 closed project area-wide or if they are restricted to the jazz heritage district.

Ms. Heyward stated that the board resolution stated the Office of Economic and Workforce Development would receive the funds for marketing and economic development activities within the Fillmore Jazz Preservation District, which included predevelopment planning for the Muni Substation, in an amount not to exceed \$535,225 and is part of the Muni Substation transfer agreement of which \$135,225 had already been transferred for predevelopment.

Commissioner Breed stated she wanted clarification on whether or not the funds are specifically required under the BOS's resolution to be used in the Fillmore Jazz District.

Ms. Heyward stated that the resolution does specifically state that.

Commissioner Breed again questioned if it was restricted to the District.

Ms. Heyward responded affirmatively.

Commissioner Breed stated that she was trying to get a better understanding of the restrictions on the funds.

Ms. Heyward deferred to Jim Morales, Agency Counsel.

Mr. Morales stated that his understanding was that the funds were originally from tax increment bond proceeds, as well as pay as you go tax increment from the Western Addition. Therefore, they needed to be used for redevelopment purposes. Definitions under State law for redevelopment purposes include physical improvements in a redevelopment project area. That is the primary purpose of tax increment funding. That is what the broad standard is for the use of these funds.

Commissioner Breed stated that this was similar to what had been done in the past, but questioned if there could be any new uses for these particular funds, uses outside the scope of what was required by redevelopment law.

Mr. Morales stated that the funds which Commissioner Breed was referring to were a payment by a property owner that was basically per an agreement with the Agency, and they were not restricted by the community redevelopment law.

Commissioner Breed asked if these particular funds were restricted by the redevelopment law.

Mr. Morales replied they were.

Commissioner Breed asked in reference to the annual market budget for the community business district, what their whole marketing budget was.

Ms. Heyward deferred to Lisa Pagan to elaborate.

Ms. Pagan stated that Monetta White, Chair of the Marketing Committee, would be best to respond, but that the annual budget is beyond \$50K. There is a category for streetscape improvements and marketing, which can be used towards marketing activities. They have used some of that money for marketing in the past and they're allocating funds in this fiscal year's budget.

Commissioner Breed wanted to know what the budget for this year was.

Ms. White responded they have allocated approximately \$16K.

Commissioner Breed asked if this was for marketing.

Ms. White responded affirmatively.

Commissioner Breed asked if that was a city fiscal year or if the Board operated a on a separate time frame.

Ms. White responded that it was a city's fiscal year.

Commissioner Breed mentioned that she was concerned because there seemed to be two different budgets. Ms. Breed wanted to know if staff would be coming back to the Commission for approval of the use of funds. Ms. Breed asked if OEWD would move forward with their plans, or would they be coming back to the Commission to get additional approval for specific allocations.

Ms. Heyward commented that OEWD would submit to the Agency a detailed strategy at the end of the six month planning period, which is to be reviewed by Executive Director Blackwell.

Ms. Heyward stated that was currently not included in the letter agreement.

Commissioner Breed stated that the resolution was not specific in this regard. The resolution reflects that it is open-ended until OEWD comes to a conclusion as to the allocation of funds, and after the planning process has concluded, then a detailed plan will be submitted to the Agency.

Commissioner Breed asked if the overall plan of how the money would be used was in each of those categories listed.

Ms. Heyward replied that that was the current indication.

Commissioner Breed stated she had two concerns about language in the resolution. Ms. Breed would like the resolution to reflect that the plans for implementation haven't been completed, with specific separate categories, dividing the money equally. Commissioner Breed would like the resolution either very specific as it relates to the potential of the budget, or is a more general instead of restrictive in terms of providing half of the funds for marketing and economic development, and half the funds for façade and tenant improvement.

Ms. Heyward confirmed that Commissioner Breed would like to allow some flexibility between the two budgets that are currently at \$400K and \$400K.

Commissioner Breed stated that unless there are changes made, staff will need to come back to the Commission and seek approval in order to make those necessary changes. Ms. Breed stated if the Commission supported moving forward, then she would do so as well. But, Ms. Breed did feel more money would be needed for marketing and economic development.

Commissioner Swig asked Commissioner Breed if she was suggesting a combination of façade and tenant improvements and marketing and economic development efforts which would equal an aggregate total amount of \$800K.

Commissioner Breed stated that it would be best to combine the total and remove that amount from the specifics because the Commission had previously passed resolutions for these items. Ms. Breed felt it would be appropriate to change the resolution to strike "\$400,000 and these programs, totaling \$800K include", and list them appropriately. Commissioner Breed made a motion to make an amendment to the resolution to remove the amounts from Item 1 and 2 of Section 6, and to change the language of 'these programs totaling \$800K include' and then the rest of the existing language.

Commissioner Swig asked Mr. Morales to suggest wording that would be legally satisfactory for this issue.

Mr. Morales stated that the issue is to remove specific dollar amounts related to marketing and to façade and tenant improvement portions, and allow greater flexibility as to the breakdown between those two areas. Currently staff already has a letter agreement that is part of this resolution. The resolution states that the Commission has already approved the letter agreement lodged with the Agency. Direction is needed to change the letter agreement to make the dollar amounts more flexible, if that was intended.

Commissioner Breed stated that was the intent. Ms. Breed feels that more flexibility is needed in order to make sure that funds are spent in the appropriate categories in order to make the business district successful.

Commissioner Breed also mentioned that Urban Solutions has supported a number of businesses in the district and have been the consistent organization which has provided necessary support for new and existing businesses to obtain low interest loans and other opportunities. Ms. Breed pointed out that Urban

Solutions did not design the grant program, but did help us to facilitate it and was doing a good job. She expressed that it is important to have an organization that has a relationship with community businesses and groups and who has a track record and have been consistently involved in the Western Addition. Commissioner Breed would like to use their input and involvement as they are very accessible to members of the community, especially the small businesses in the community.

Commissioner Breed asked if there were any other means or additional support that can be allocated for marketing.

Ms. Pagan, manager for the Community Benefit District program, in the Office of Economic and Workforce Development, stated that the fiscal budget for this year under the CBD program would provide operating grants. She stated that the Fillmore Community Benefit District applied and did receive money for marketing last fiscal year and this fiscal year. There could be potential funding for next fiscal year. The Marketing Committee is currently using assessment funds to help contribute toward marketing services. So I believe they help support or they are developing a program to help support the events going on every month or so in the community to help support those events, as well as other marketing activities in their plan, in their marketing plan.

Commissioner Breed thanked Ms. Pagan. Ms. Breed reinforced the importance for the Agency to take into consideration design guidelines. This was important in order to maintain a consistency in terms of the look and feel as a jazz district, which would be an important thing that she'd like to include.

Commissioner Breed continued to say that close attention should be paid to the businesses along the Fillmore corridor, because they would be most affected. Ms. Breed would like the Agency to take a more aggressive role in getting feedback necessary in order to implement this program appropriately. With that Commissioner Breed made a motion to move the item, with the suggested changes for more flexibility to change the categories. Ms. Breed stressed that going forward the Agency has very limited jurisdiction in the Western Addition. This is the beginning of a transfer of power over to City entities which are responsible for the City as a whole.

Commissioner Swig thanked Commissioner Breed for her comments and the Commission for their patience.

Commissioner Swig asked Mr. King if he would you like to second the item.

Commissioner King moved to second the item.

Commissioner Swig addressed the Executive Director.

Mr. Blackwell stated that he wanted to clarify the motion made by Commissioner Breed. His understanding of the motion is to move the item, but with the caveat being that Ms. Breed does not want the \$400,000 breakdown. Commissioner Breed would like to provide greater flexibility and allow the planning process to

determine how the money gets distributed between façade improvement and marketing and promotions.

Commissioner King asked Mr. Morales if this was correct.

Mr. Morales stated that yes, this was correct. Mr. Morales clarified further that the language would read something to the effect that the budget amounts will be determined by the Executive Director, ultimately.

Commissioner Breed added that the item should not come back to the Commission.

Commissioner Swig addressed Commissioner Covington.

Commissioner Covington thanked Mr. Swig. Ms. Covington agreed that the item should be moved. But, Ms. Covington did express some concern about Urban Solutions. Ms. Covington felt there should be discussion among the Commissioners about the level of involvement of Urban Solutions.

Commissioner Swig asked Mr. King what were his thoughts on including Urban Solutions in the grant process.

Commissioner King replied that yes, Urban Solutions should be included.

Commissioner Bustos confirmed his acceptance.

Commissioner Singh replied that yes. Mr. Singh thought that Urban Solutions was doing a wonderful job.

Commissioner Covington stated that Commissioner Breed asked off the record if there should be a particular level that should be agreed upon. She clarified that was not her intent. Commissioner Covington stated her concern was the inclusion of Urban Solutions at the \$65,000 level

Commissioner Swig addressed the Executive Director.

Mr. Blackwell clarified that Urban Solutions provides business development assistance, which is not currently what was being proposed. What is proposed is marketing in the corridor and tenant and façade improvement activities. There should be included in the planning process some discussion about small business development activities. If that were done, there would be a question of who actually will provide business development services.

Commissioner Breed asked if business services could be added into the resolution.

Mr. Blackwell stated, yes.

Commissioner Breed stated that ‘business services’ needed to be added to the resolution in order to support Urban Solutions in this process.

Commissioner Bustos commented that what this issue falls under is actually, business attraction and retention services, which is currently included in the scope of work.

Mr. Blackwell was not clear on what was actually being requested. He asked for clarification if the Commission desired business development activities to be included in the planning process which determines how the money gets utilized, or is the Commission asking that the Agency to set aside \$65,000 for Urban Solutions to do business development.

Commissioner Breed stated that her intention was to make sure that the services provided by Urban Solutions are made available to existing businesses in the Western Addition, not to specify the amounts.

Commissioner Bustos agreed with Ms. Breed to some extent. Mr. Bustos felt that the purpose should not be to obtain a non-profit and build everything. Commissioner Bustos stated that staff has done a good job of trying to figure out what is needed.

Commissioner Swig asked if anyone else wished to speak. Mr. Swig expressed his support for the inclusion of Urban Solutions. He stated that in some instances, small businesses do not know how to market or link into neighborhood marketing programs, but suggested there be no micro management. Commissioner Swig asked that an update memo be presented to the Commission at some time during the next six months.

Commissioner Swig closed by commenting on the spirit and energy in the Fillmore. During the past three years, businesses who made the commitment to be the new frontier persons in the Fillmore have come on and started to mature. The energy is fantastic. Mr. Swig commented upon the many businesses which have come there, Rassela's, Sheba Lounge, Bruno's, Yoshi's, 1300, and Gussies. He congratulated those business practitioners who have created a backbone for the new Fillmore Jazz District. Commissioner Swig stated that this was a great initiative because it was a complement to their efforts.

Commissioner Swig made an additional comment for the record. There are three storefronts on Fillmore Street which make it look like blight. There's one land owner, or building owner, who is not working with the community. In the spirit of departments working together, Mr. Swig stated that he hoped that the City departments would contact that business owner. Commissioner Swig encourages that landowner to join the community and raise the standard to where it complements the efforts of the others.

With that, Commissioner Swig stated there was a motion with an amendment and a second. He asked for all those in favor to please say, aye.

The Commissioners responded, yes.

Commissioner Swig asked if there was any opposition or abstention. Hearing none, the item was adopted unanimously.

ADOPTION: IT WAS MOVED BY COMMISSIONER BREED, SECONDED BY COMMISSIONER KING, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 9-2010, AUTHORIZING A LETTER AGREEMENT WITH THE OFFICE OF ECONOMIC AND WORKFORCE DEVELOPMENT TO ADMINISTER MARKETING AND ECONOMIC DEVELOPMENT PROGRAMS IN THE WESTERN ADDITION NEIGHBORHOOD FOR A THREE-YEAR TERM IN AN AMOUNT NOT TO EXCEED \$800,000, BE ADOPTED.

- (f) Workshop on the Hunters Point Shipyard Phase 2-Candlestick Point Integrated Development Project, including the Disposition and Development Agreement and Below Market Housing, Community Benefits and Equal Opportunity and Economic Development Programs and Amendments to the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans; Bayview Hunters Point Redevelopment Project Area and Hunters Point Shipyard Redevelopment Project Area

Presenters: Tiffany Bohee, Mayor's Office of Economic Development; Tom Evans, Kate Hartley, Christina Garcia, Agency Staff

Speakers: Al Norman

Commissioner Swig thanked staff for a thorough and interesting presentation. Commissioner Swig asked if anyone else wished to comment on this item to the commission. Hearing no further request, Mr. Swig closed public comment and turned to his fellow commissioners. Commissioner Swig made note that this was strictly an educational workshop and no action would be taken.

Commissioner Breed stated she felt staff was off to a good start. She stated the efforts surrounding workforce seemed to be working. Ms. Breed also stated she was happy to see the actual numbers for housing units was very promising. Commissioner Breed mentioned that there need to be exploration done for opportunities to increase the actual square footage size of the units, wherever possible, and to review the height restrictions. Ms. Breed felt it is important to keep in mind that these units are homes. Commissioner Breed also felt a lot of money was being invested to implement the new program, Elations. Ms. Breed wanted staff to review the user friendly aspect and that the appropriate workshops needed to be provided. No one should be unable to participate. Commissioner Breed thanked staff again for the presentation and the updated information.

Commissioner Covington thanked staff for a comprehensive review. Commissioner Covington agreed with Commissioner Breed about the size of the units. Ms. Covington felt the Elations program was a wonderful tool and stated if potential contractors are having problems getting certified on the system, then it should be addressed.

Commissioner Covington asked about the pediatric wellness. Ms. Covington wanted more information about whether or not there has been any interaction with UCSF regarding the new pediatric hospital.

Ms. Bohee stated that the pediatric wellness center idea was a product of the District Attorney, Kamala Harris, working with the Department of Public Health. This has been at the forefront of concerns in their program.

Ms. Cheryl Smith, with Lennar, spoke further about the UCSF connection. Ms. Smith stated that the developer, Lennar, at the request of the District Attorney, was trying to set aside health money in a pediatric area, primarily for mental health. Lennar needed to make sure there was money available to assist children that were having issues as identified by the District Attorney's office; that contribute to them being involved and engaged in delinquent behavior. Money is set aside for the community to decide whether or not it would be a center connected to the Southeast Health Center, or perhaps one of the other projects that's going on in health, as it relates to children in the Bayview.

Commissioner Covington added that one of District Attorney Harris' focuses has also been on truancy. She stated a lot of truancy does have to do with basic health needs. Commissioner Covington stated she wanted that included, if possible. Commissioner Covington asked for additional information about the connection with UCSF.

Ms. Smith commented that there is no connection at this point with UCSF. Conversations have taken place with the San Francisco Public Health Department, the Southeast Community Center, and the District Attorney's office

Commissioner Covington stated she felt that UCSF should be part of the process.

Ms. Smith thought UCSF would be open to recommendations from the Commission, as well as the general community.

Commissioner Covington asked Ms. Smith to elaborate more on the fee developer for the community builder.

Ms. Smith stated that originally as part of Phase I there were two ways which community builders could participate in the project. The first way would be to raise funds and purchase blocks at market rate and develop them. The second way is to create a joint venture, along with the vertical developer, and invest a certain amount of capital. During these economic times, several of our community builders are not able to participate in the program at that level. That was the birth of the community – the fee developer came into part. Along with the main developer, we sit down and decide what the community developers do to participate in the project. This would help build their portfolio, and hopefully prepare them to be able to work in the development field in a different capacity in the future.

Commissioner Covington asked who handles the fees. She asked if there's no fee developer relationship, is it the developer?

Ms. Smith responded that the vertical developer handles the fees.

Commissioner Covington thanked Ms. Smith.

Commissioner Singh commented that this was a very commendable presentation. Mr. Singh wanted to know when this would be coming to the Commission for approval.

Ms. Bohee stated staff would be at the February 2nd meeting with another informational presentation. At that hearing, the Disposition Development Agreement will be discussed, as well as its transaction structure. Staff will present an executive summary of other project elements, and summarize these pieces. At the second meeting in April, staff will be presenting responses to comments on the environmental impact report. In April, staff will come back with the response to comments and ask for certification, together with the draft and the response to comments which would constitute the final EIR. At that same meeting, we'd ask you to take action on the other project agreements, the redevelopment plan amendment, the DDA and others.

Commissioner Singh thanked Ms. Bohee.

Commissioner Swig stated that it was extremely important to have a program working properly and that this set a bad example. He stressed that staff needed to work with Elations to resolve the issue before a recommendation would be given.

Mr. Maduli-Williams stated that the program was supposed to be rolled out by the end of 2009. Due to these issues, we are about three to four months off schedule. Mr. Swig stated that the Commission would not move forward in terms of recommendations until the issue was resolved. Elations currently perform city-wide trainings throughout for contractors.

Commissioner Swig thanked staff. Mr. Swig also asked for more information regarding Prop M. Mr. Swig stated his understanding of Prop M was to keep downtown from becoming a high density, over built area. Commissioner Swig asked why this was becoming a restricted covenant. Mr. Swig also wanted staff to ask the City Attorney to review and consider a waiver specifically for this neighborhood and this redevelopment sector.

Mr. Morales stated that he would prepare a more detailed presentation for Mr. Swig. Mr. Morales stated that in short, Prop M is the beauty contest, and it's the proposition itself that the voters passed. It is the allocation of the square footage that's being accommodated in the proposed plan.

Commissioner Swig stated, with regards to the square footage, his recollection was the square footage was aimed at the central business district so it wouldn't turn into Manhattan. He stated this was before Bayview Hunters Point, and said he couldn't speak to Mission Bay, but it was before Bayview Hunters Point redevelopment was even a vision in anybody's mind to the level that it is today, which would include significant commercial. Mr. Swig asked why is a covenant

which was aimed specifically at one thing, is now restricting something and being invaded or invading something for which Prop M was not intended.

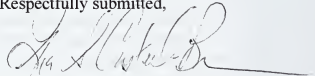
Tom Evans, Lead Planner, stated that Prop M does apply citywide. Prop M applies to office developments and actually has specific rules for small projects below 50,000 square feet that don't go through the beauty contest, but do add up in the allocation. In general, propositions that are now citywide including, sunlight ordinances and many others, apply to redevelopment areas if the redevelopment area is adopted after that proposition was adopted. Mr. Evans stated that staff has tried to provide some exceptions or prioritization for this project in the Prop M allocation, but ultimately the policy call will have to be made with findings from the Planning Commission.

Commissioner Swig thanked staff for the presentation and stated that no action would be taken.

5. **MATTERS NOT APPEARING ON AGENDA:** None.
6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS :** None.
7. **REPORT OF THE PRESIDENT:** Commissioner Swig requested the Commissioners to stay for the Closed Session following the meeting.
8. **REPORT OF THE EXECUTIVE DIRECTOR:** Nothing to report.
9. **COMMISSIONERS' QUESTIONS AND MATTERS:** None.
10. **CLOSED SESSION:** Pursuant to Section 54956.9 (a) of the Cal. Government Code: Conference with Legal Counsel regarding Existing Litigation, Fillmore Center Associates v. City and County of San Francisco, San Francisco Redevelopment Agency, Nos. CGC-08-477064 and CGC-08-480768.
11. **ADJOURNMENT:**

It was moved by Commissioner Breed, seconded by Commissioner Singh, and unanimously carried that the meeting be adjourned at 6:25 p.m. and the meeting be moved into closed session.

Respectfully submitted,



Gia S. Casteel-Brown
Acting Agency Secretary

ADOPTED:

Adopted March 16, 2010

**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO
HELD ON THE 2nd DAY OF FEBRUARY 2010**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 2nd day of February 2010, at the place and date duly established for holding of such a meeting.

President Swig called the meeting to order at 4:00 p.m.

Mr. Swig welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Swig asked members of the public who wished to address the Commission to fill out speakers cards, and to state their names for the record.

Mr. Swig stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the Agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-notice meeting agenda.

1. RECOGNITION OF A QUORUM

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel Bustos
Francee Covington
Leroy King

2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY. No Reportable Action.

3. MATTERS OF UNFINISHED BUSINESS. None.

4. MATTERS OF NEW BUSINESS: None

CONSENT AGENDA

(a) None.

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2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY. No Reportable Action.

3. MATTERS OF UNFINISHED BUSINESS. None.

4. MATTERS OF NEW BUSINESS: None

CONSENT AGENDA

(a) None.

REGULAR AGENDA

- (b) Resolution No. 10-2010, Authorizing the incorporation of the San Francisco Community Investment Fund, a California nonprofit public benefit corporation, for the Purpose of Applying for the New Markets Tax Credit Program and authorizing the performance of any and all actions necessary for the formation and organization of the Corporation; All Redevelopment Project Areas

Presenters: Stephen Maduli-Williams, Executive Deputy Director

Speakers: Ace Washington

Commissioner Swig asked if anybody in the audience wished to address the commission on this item. Hearing none, Mr. Swig closed public comment and turned to his fellow commissioners.

Commissioner Covington thanked Commissioner Swig, as well as Mr. Maduli-Williams for the presentation. Ms. Covington had a question regarding the Articles of Incorporation, specifically pertaining to the advisory board. Commissioner Covington asked if it was correct that the chair of the CAC or the PAC would be the one to appoint the members from the community.

Mr. Maduli-Williams stated, yes, that was correct.

Commissioner Covington asked if any discussion had taken place in regard to whether or not chairs were precluded from appointing themselves to represent the community or if chairs should be the automatically be the designated appointees.

Mr. Maduli-Williams stated that had not been determined at this time. The assumption would be that they would appoint someone.

Commissioner Covington stated that she would like staff to ensure that the CACs and the PACs have the ability to vote on who represents them. Ms. Covington also commented on startup capital and asked for clarity of the use and the amount needed.

Mr. Maduli-Williams stated that the capital is for the non-profit entity, and costs associated for the transaction. He stated that the estimated cost is roughly about \$300,000, and will be included in the budget for next fiscal year.

Commissioner Covington asked approximately how many hours will community people have to devote to this effort.

Mr. Maduli-Williams stated that it would be a minimum monthly meeting. His estimation was roughly five hours a week.

Commissioner Covington commented that startups require a lot of time and effort and she would like to ensure that community individuals' time is used wisely.

Mr. Maduli-Williams responded that startup capital may need to be increased due to the desire to provide retreats for advisory board training. The timeframe for this would be within the next 60 days.

Commissioner Covington commented that was a good idea. Ms. Covington stated that she would like to see a small stipend provided for possibly the first six months to help offset expenses such as childcare, etc., to attend meetings. Commissioner Covington expressed her pleasure over the amount of community involvement and made a motion to move the item.

Commissioner Swig thanked Commissioner Covington and turned to Commissioner Bustos.

Commissioner Bustos thanked Commissioner Covington for raising these issues regarding appointments and community participation. He commented that it is important that more people in the community are allowed to take advantage of being a part of the process and have their voices heard. He stated that people in a community, should build the community. Commissioner Bustos stated that he feels strongly that people that live in redevelopment areas should benefit from redevelopment.

Mr. Maduli-Williams stated that staff would incorporate language into the cooperative agreement.

Commissioner Swig thanked Commissioner Busto and turned to Commissioner Breed.

Commissioner Breed thanked Commissioner Swig. Ms. Breed made a motion to second the item and that she was in complete support and agreement with Commissioner Covington and Commissioner Bustos.

Commissioner Breed stated that since projects have to be shovel ready, is the Agency working with individuals in any capacity to assist them in getting shovel ready prior to the implementation of this program.

Mr. Maduli-Williams stated a master list of all projects under the new markets in their target areas, from both the Agency as well as the City, was being formed. The list will include the targeted projects which can be done in the next 12 months after being awarded credits. An example would be the Muni Substation. The City would sell their TDR and the new market tax credit could be the key to move the project forward. This is an example of what is considered shovel ready.

Commissioner Breed stated that was clear, but her concern was focused on the preparation for moving forward on projects. She stated that a lot of non-profits that seek funding do not have the resources in order to get projects to a shovel ready state. Commissioner Breed would like us to consider resources necessary to provide the appropriate support to get projects shovel ready.

Commissioner Breed asked why Golden Gate Park was considered a distressed area.

Mr. Maduli-Williams stated that data was used from the 2000 census to characterize these areas and it possible could be due to low density. The information will probably change for the next allocation round.

Commissioner Breed thanked Mr. Maduli-Williams for the presentation.

Commissioner Swig asked if any other Commissioners wished to comment on this item. No other Commissioner had comments.

Commissioner Swig asked if it is correct that none of the \$300,000 startup fee would be spent until the application was complete and the award provided.

Mr. Maduli-Williams stated that the only issue regarding monies is pertaining to staff time already spent in preparation for this meeting. Otherwise, nothing would be incurred until approximately October of 2010.

Commissioner Swig stated that it was his understanding that there would be no expenditures of any kind until this was presented, applied and rewarded. Commissioner Swig asked how the \$300,000 amount was determined.

Mr. Maduli-Williams stated that the amount was related to the budget in that the amount would have to put in the next fiscal year budget, and approved as part of the budget process. That is the basis for bringing it to the Commission, for approval of inclusion in next fiscal year budget.

Commissioner Swig thanked Mr. Maduli-Williams and turned to Mr. Blackwell.

Mr. Blackwell stated that this item will be before the Commission twice. Staff will need approval for consideration in the budget, and approval for the Cooperative Agreement, which will have a budget associated with it.

Commissioner Swig reiterated that the items will be before the Commission formally at a later date. Mr. Swig urged his fellow commissioners to pass this item. Commissioner Swig stated there was a motion and a second on the floor. Mr. Swig asked if there was any opposition or abstention, then called for the vote. Seeing none and hearing none, the item was adopted unanimously.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINTON, SECONDED BY COMMISSIONER BREED, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 10-2010, AUTHORIZING THE INCORPORATION OF THE SAN FRANCISCO COMMUNITY INVESTMENT FUND, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, FOR THE PURPOSE OF APPLYING FOR THE NEW MARKETS TAX CREDIT PROGRAM AND AUTHORIZING THE PERFORMANCE OF ANY AND ALL ACTIONS NECESSARY FOR THE FORMATION AND ORGANIZATION OF THE CORPORATION; ALL REDEVELOPMENT PROJECT AREAS

- (c) Resolution No. 11-2010, Authorizing a Disposition and Development Agreement with MSPDI Turk, LLC, a wholly-owned subsidiary of Michael Simmons Property Development, Inc., a California corporation, for the sale of the property at 1345 Turk Street for \$648,000 and for the development of 32 low- and moderate-income ownership units, and adopting environmental findings pursuant to the California Environmental Quality Act; Citywide Tax Increment Housing Program

Presenter: Michele Davis, Agency Staff

Speakers: Ace Washington

Commissioner Swig asked if there was anybody in the audience who would like to address the commission on this subject. Hearing none, Mr. Swig closed public comment, and recognized his fellow commissioners, beginning with Commission Singh.

Commissioner Singh thanked Commissioner Swig. Mr. Singh wanted to know how the \$648,000 figure was decided upon.

Ms. Davis stated that the \$648,000 figure was derived based on the restricted use of the property for affordable housing purposes. In order to achieve the affordability objective, leverage subsidies from the State had to be provided for the construction, as well as reduce the price of the land. Ms. Davis stated that market value is usually calculated based on the highest and best use, but in this case it is a restricted use in order to make the project financially viable.

Commissioner Singh asked if these were market value units.

Ms. Davis stated they were not. If so, the prices would be astronomical.

Commissioner Singh asked if this was a loan or a grant.

Ms. Davis responded that it is a loan to the project, a portion of which is expected to be repaid approximately \$1.8M. She stated that when the low and moderate income buyers purchase units, there will be an additional indebtedness on the property for the difference between what can be afforded in terms of income level and the cost of producing the unit.

Commissioner Singh asked for the meaning of permanent loan.

Ms. Davis responded that a permanent loan means that the loan will stay with the property when a person no longer wants to own the unit. A permanent loan essentially recycles the subsidy benefit based on the income level at the time of sale.

Commissioner Singh asked how much further would the subsidy be reduced.

Ms. Davis responded that if income levels go up substantially, then the developer will be able to repay more than the \$1.8M. That will decrease per unit subsidy in the project subsidy.

Commissioner Singh thanked Ms. Davis and made a motion to move the item.

Commissioner Swig thanked Commissioner Singh and turned to Commissioner Covington.

Commissioner Covington thanked Commissioner Swig. Ms. Covington wanted to know of the \$16 million, how much would be received back.

Ms. Davis stated approximately \$1.8 million.

Commissioner Covington asked if this would be the last monies requested for this project. She expressed her concern that the project had been before the Commission numerous times and wanted to know if this was typical.

Ms. Davis stated that there was no funding request. Staff was requesting authorization of the Disposition and Development Agreement, which basically committed the Agency to sell the property for \$648,000, and obligated the developer to construct 32 units in a manner which would be consistent with the affordability goals of the Agency.

Ms. Davis stated that it was not usual procedure to separate the DDA from the Loan Agreement. But due to time issues, staff wanted to move quickly so that the developer could access \$1.6M in State subsidies.

Commissioner Covington stated she was still unclear, but agreed to second the item.

Commissioner Swig asked if any other commissioners wished to comment on the item. Hearing none, Commissioner Swig stated there was a motion and second on the floor. Mr. Swig asked if there was any opposition or abstentions. Hearing none, the item was adopted unanimously.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BREED, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 11-2010, AUTHORIZING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH MSPDI TURK, LLC, A WHOLLY-OWNED SUBSIDIARY OF MICHAEL SIMMONS PROPERTY DEVELOPMENT, INC., A CALIFORNIA CORPORATION, FOR THE SALE OF THE PROPERTY AT 1345 TURK STREET FOR \$648,000 AND FOR THE DEVELOPMENT OF 32 LOW- AND MODERATE-INCOME OWNERSHIP UNITS, AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; CITYWIDE TAX INCREMENT HOUSING PROGRAM

Agenda Items 4(d) and (e) will be presented together, but acted on separately

- (d) Resolution No. 12-2010, Authorizing a Letter Agreement with the Public Utilities Commission of the City and County of San Francisco in an amount not to exceed \$202,139 for installation of street lighting in connection with the South of Market Alleyways Improvement Project; South of Market Redevelopment Project Area

Presenters: Kevin Masuda, Agency Staff; Rowell Maswella, James Chia, PUC

Speakers: Antoinetta Stadlerman

Commissioner Swig asked if anybody in the audience would like to address the commission on this item. Hearing none, Mr. Swig closed public comment turned to his fellow commissioners.

Commissioner Singh thanked Commissioner Swig and made a motion to move Items D and E.

Commissioner Swig thanked Commissioner Singh and turned to Commissioner Covington.

Commissioner Covington made a motion to second the item.

Commissioner Swig asked if there were any other comments.

Commissioner Covington said that she did have a few. Ms. Covington asked Mr. Masuda for more information about the trees for the alleyways. Ms. Covington wanted to know how many of the trees selected were deciduous trees.

Mr. Masuda stated that he would have to refer the question to DPW.

Commissioner Covington stated that was fine. Ms. Covington wanted to know who was responsible for planting the trees. Do owners of the properties have any input as to the planting of the trees or does DPW do everything?

Mr. Masuda responded that the trees will be planted by the DPW contractor, and the tree selection was in part through community process workshops. He explained that DPW was very involved in steering the community in the selection of different varieties of trees.

Commissioner Covington asked when the trees were selected was there any detailed discussion about the invasiveness of bamboo and how it can disrupt water lines.

Mr. Masuda introduced Mr. James Chia of the PUC.

Mr. Chia stated that he was a civil engineer with the Department of Public Works and had not been involved with this project initially. From his work with the landscape architects at the PUC, studies and analysis have been done and when

making recommendations they pick trees that are not intrusive and don't require a lot of maintenance. The surrounding area is reviewed and then the appropriate tree is chosen. There are also specifications for the placement of the trees.

Commissioner Covington thanked Mr. Chia for the information. Commissioner Covington requested that Mr. Masuda please send a this particular information to the Commission. Ms. Covington expressed her pleasure that light fixtures were going to be LED. Commissioner Covington moved to second the item.

Commissioner Swig thanked Commissioner Covington and asked if there were any other commissioners who wished to comment.

Commissioner Swig stated that he had a question with regard to the Agency's share of the construction cost of \$856,059, as well as the other expenditures for engineering, administration, construction which was \$209,129 for a total of \$1,065,188. Commissioner Swig wanted to know if this was all part of the budget for 2009/2010.

Mr. Masuda stated that is was. He stated that the low bid by the contractor was 77% of the estimate.

Commissioner Swig thanked Mr. Masuda. Commissioner Swig stated there was a motion on the floor and a second. Mr. Swig called for a vote.

All the Commissioners responded, aye.

Commissioner Swig asked if there were any oppositions or abstentions. Hearing none, the item was adopted unanimously.

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER COVINGTON, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 12-2010, AUTHORIZING A LETTER AGREEMENT WITH THE PUBLIC UTILITIES COMMISSION OF THE CITY AND COUNTY OF SAN FRANCISCO IN AN AMOUNT NOT TO EXCEED \$202,139 FOR INSTALLATION OF STREET LIGHTING IN CONNECTION WITH THE SOUTH OF MARKET ALLEYWAYS IMPROVEMENT PROJECT; SOUTH OF MARKET REDEVELOPMENT PROJECT AREA , BE ADOPTED.

Commissioner Swig clarified that there were two items. Mr. Swig called a vote for Item D for clarification.

All the Commissioners responded, aye.

Commissioner Swig asked if there were any oppositions or abstentions. Hearing none, both items, Items D and E are adopted unanimously.

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER COVINGTON, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 13-2010, AUTHORIZING A SECOND

AMENDMENT TO THE LETTER AGREEMENT WITH THE DEPARTMENT OF PUBLIC WORKS OF THE CITY AND COUNTY OF SAN FRANCISCO TO INCREASE THE BUDGET BY AN AMOUNT NOT TO EXCEED \$1,065,188, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$1,414,188, FOR CONSTRUCTION PHASE SERVICES FOR THE SOUTH OF MARKET ALLEYWAYS IMPROVEMENT PROJECT; SOUTH OF MARKET REDEVELOPMENT PROJECT AREA

- (e) Workshop on the Hunters Point Shipyard Phase 2 – Candlestick Point Integrated Development Project; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Project Area

Presenters Michael Cohen, Office of Economic and Workforce Development

Speakers: Connie Ford, Angelo King

Commissioner Swig asked if there was anybody in the audience who wished to address the commission at this time. Hearing none, seeing none, Mr. Swig closed public comment on the item and turned to his fellow commissioners.

Commissioner Covington thanked Commissioner Swig. Ms. Covington also thanked Mr. Cohen for a comprehensive overview of jobs, parks and affordable housing. She expressed her pleasure at the alternative proposal to reserve the stadium. Commissioner Covington requested more information about the public housing task force.

Mr. Cohen agreed with Commissioner Covington's suggestion to meet with the public housing task force in the near future. He stated the OEWD had been meeting with Alice Griffith residents for the last three years, as well as working with the Housing Authority.

Commissioner Covington thanked Mr. Cohen again and stated she had additional questions. Ms. Covington stated that a lot had been covered in terms of topics and scope. Ms. Covington had a question about the city fiscal impacts, page 15, under "new revenues will exceed costs to the City for services and operations.". Commissioner Covington asked for more clarification on that subject.

Mr. Cohen stated that way property tax increment works is that the most that a redevelopment agency can capture of the incremental property tax increments is 20% by law. A portion flows to the State for education funding, and then it returns to the City, basically 100% of the net available tax increment.

Commissioner Covington thanked Mr. Cohen.. Ms. Covington asked for confirmation that there are 77 acres currently owned by Recreation and Park and if those acres would be included in the total 300 acres or would it be 377 acres.

Mr. Cohen stated that it was neither. Mr. Cohen stated there is an egg shape parking area which is currently asphalt parking that is the 77 acres that is owned by the City and under the jurisdiction of the Recreation and Park Department. The City's charter states park land can't be used for non-recreational purposes

without going voters input. After that was done, the voters implemented Prop G. Under our development plan, what prop G states is that if the 77 acres of parking in the old stadium site is used, 77 acres on the project or park must be given back to the City.

Commissioner Covington thanked Mr. Cohen for the presentation.

Commissioner Swig thanked Commissioner Covington and turned to Commissioner Breed.

Commissioner Breed thanked Commissioner Swig. Commissioner Breed commented that she wanted to make sure effort were continued to be clearly communicated to the public and that those relationships be maintained. Ms. Breed also reiterated the need for job opportunities and continued coordination efforts between the unions and the community members in the BVHP.

Commissioner Breed requested that a very detailed presentation or workshop on the transportation plan be made to the Commission. Ms. Breed had several concerns on the transportation plan after reviewing the EIR. Commissioner Breed asked if this would be done prior to the adoption of the EIR. Commissioner Breed also mentioned the size of the units. This is a major complaint of Ms. Breed's, as well as she has received numerous complaints from individuals. Commissioner Breed stated that the units are homes and the goal is to have people stay in them. Ms. Breed requested that consideration be given to increasing the height restrictions.

Commissioner Breed stated that one of the biggest concerns of the residents is the ability not to be displaced based on issues that might include nonpayment of rent, or other issues. Since the Agency is a collaborative partner with the Mayor's Office of Housing and the Housing Authority, Commissioner Breed would like for the Housing Authority to be very proactive in working with residents to resolve issues that may exist prior to any steps that the Agency is to take. Hunters View is a good example of this working relationship.

Commissioner Breed stated that she thought the program was great and glad it was moving forward. Ms. Breed stated that as a commission she would like to ensure that everything possible is done to work with the existing community to make sure that people are able to stay in their homes and to provide them with the support services they need in order to overcome obstacles that may exist because of redevelopment.

Mr. Cohen stated that a transportation workshop will be scheduled as quickly as possible.

Commissioner Swig thanked Commissioner Breed and turned to Commissioner Bustos.

Commissioner Bustos thanked Mr. Cohen for a great presentation. Mr. Bustos echoed Commissioner Breed's sentiment about jobs. Commissioner Bustos stated that one way to keep people in their homes is giving them a job that has a living

wage. Mr. Bustos shared that his father worked in construction and relied on those projects that lasted a long time, which enabled his father to provide food and shelter. Commissioner Bustos felt strongly that San Franciscans get these jobs, that it would be a win/win situation for everyone. He expressed his appreciation on staff's efforts to make this happen.

Mr. Cohen agreed that jobs were a major issue. He stated that labor leadership in San Francisco has been enlightened and in terms of the tension between local hires and labor. There is \$17 million between City assistance and the developer's funding for workforce development training. This will assist numerous people in preparation of construction jobs. Previously, there was a 50% local hire goal on projects in San Francisco, which has a poor track record. Lennar on Phase I, is at 52%.

Commissioner Bustos stated that Lennar hires people from San Francisco. When local residents are hired, usually this results in a better work product because you'll have community members that care about their work.

Commissioner Swig thanked Commissioner Bustos and turned to Commissioner Singh.

Commissioner Singh thanked Commissioner Swig. Mr. Singh asked Mr. Cohen what the approximate price will be for the 2,300 below market homes.

Mr. Cohen stated the costs vary. Referring to the overhead presentation, Mr. Cohen stated that the Alice Griffith residents would obviously be at the lowest income level. The project includes a huge number of units that are the traditional redevelopment agency stand alone rental units, which are targeted at people at 50% area median income or lower. There is inclusionary homeownership, and workforce housing, which has never been done in SF.

The project will include: 256 Alice Griffith units. There are 1,388 of stand-alone Agency affordable units. There are 809 of affordable inclusionary units. There are 892 workforce for sale units. What that translates to is for the Alice Griffith units rent would be approximately \$650 a month for a family of three. For the stand-alone Agency affordable units, earning 50% of median income for a family of three, the rent would be a little over \$1,000 a month. On the inclusionary for-sale units, a three bedroom home for a family of four would be about \$280,000. At the midpoint of the workforce units, a three bedroom home for a family of four would cost a little over \$500,000.

Commissioner Singh thanked Mr. Cohen for the information.

Commissioner Swig thanked Commissioner Singh and turned to Commissioner King.

Commissioner King thanked Lennar for all of their efforts on this project. Mr. King stated that when the Agency first entered the project, there were only two developers, Ford City and Lennar. The entire commission chose Lennar. Commissioner King stated that the commitment that was made has continued to

be carried out and that Lennar has done a lot to ensure this project stays on course.

Commissioner Swig thanked Commissioner King. Mr. Swig turned to Commissioner Covington for further comments.

Commissioner Covington stated she had further comments. Commissioner Covington stated that she had been very active in the workforce development working group which meets monthly. Ms. Covington emphasized the need for individuals to be ready when jobs become available. Commissioner Covington asked Mr. Cohen to attend the next workforce development working group meeting.

Mr. Cohen stated that he would gladly attend.

Commissioner Covington stated that it is essential to have jobs that can sustain people over the 20 to 30 years of the project life. Ms. Covington also thanked Lennar and the goal for 50% hiring has been exceeded by them, which is exemplary.

Commissioner Swig thanked Commissioner Covington. Mr. Swig asked if any other commissioner wished to speak.

Commissioner Swig stated that one of his missions as a commissioner was to replace Alice Griffith. He expressed his pleasure that Alice Griffith was going to be in the first phase. Commissioner Swig stated that he would love to see Alice Griffith renamed after Commission King. Mr. Swig felt strongly that should be a goal of the Commission.

Commissioner Swig commented as well on the concern for transportation and the need for a presentation. Mr. Swig would like to include Visitacion Valley in the presentation as well. Commissioner Swig asked when Candlestick Park, would be torn down.

Mr. Cohen responded that the 49ers have three 5 year options to extend their current lease which would keep them in the site until 2022.

Commissioner Swig wanted to know if a building was at the end of its useful life, but could be extended a few more years, what would be the capital needed to keep it safe.

Mr. Cohen stated that was an ongoing discussion with the Recreation & Parks Department.

Commissioner Swig commented that the Commission as a whole was concerned about jobs. Mr. Swig expressed his appreciation of Lennar's score of 52%.

Mr. Cohen closed by stating that the planned green tech center at Hunters Point Shipyard has unbelievable long term permanent job potential, the opportunity for a campus like setting on the waterfront in the Bayview is really, really, an

wage. Mr. Bustos shared that his father worked in construction and relied on those projects that lasted a long time, which enabled his father to provide food and shelter. Commissioner Bustos felt strongly that San Franciscans get these jobs, that it would be a win/win situation for everyone. He expressed his appreciation on staff's efforts to make this happen.

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Commissioner Swig commented that the Commission as a whole was concerned about jobs. Mr. Swig expressed his appreciation of Lennar's score of 52%.

Mr. Cohen closed by stating that the planned green tech center at Hunters Point Shipyard has unbelievable long term permanent job potential, the opportunity for a campus like setting on the waterfront in the Bayview is really, really, an

incredible opportunity. Also, one goal is in having the United Nations come back to San Francisco, and specifically, Bayview Hunters Point and the Hunters Point Shipyard.

Commissioner Swig thanked Mr. Cohen and his staff for a great presentation. Commissioner Swig thanked staff for the presentation and stated that no action would be taken.

- (f) Workshop and update on the Hunters Point Shipyard Projects funded by the United States Department of Commerce, Economic Development Administration grants; Hunters Point Shipyard Redevelopment Project Area

Presenters: Stephen Maduli-Williams, Deputy Director; Thor Kaslofsky, Agency Staff

Speakers: Connie Ford

Commissioner Swig thanked Mr. Kaslofsky for an interesting presentation. Mr. Swig asked if there was anyone else in the audience who would like to address the commission on this item. Hearing none, seeing none, Mr. Swig closed public comment and turned to his fellow commissioners, beginning with Commissioner Covington.

Commissioner Covington thanked Commissioner Swig. Ms. Covington asked if we had schematic designs for units.

Mr. Kaslofsky stated that yes, there were schematic designs for the units. He stated there were 247 units which consisted of 88 units for Blocks 50 and 51 and the remaining 130+ for Blocks 53 and 54.

Commissioner Covington asked if Blocks 50 and 51 had previously been before the Commission.

Mr. Kaslofsky stated that was correct. Most recently, Blocks 53 and 54 were before the Commission.

Commissioner Covington asked if the units that had very large windows on the street level. If so, there was some discussion about security.

Mr. Kaslofsky stated those units were on Block 50. The Commission expressed concern about the space and whether or not that was living space. The space is actually storage space.

Commissioner Covington asked if those units had been before the Commission again.

Mr. Kaslofsky stated that these units have conditional approval of the designs.

Commissioner Covington stated that was the reason behind the question – would the unit be presented before the Commission again.

Mr. Kaslofsky stated that he would send updated designs if Ms. Covington desired. The solution, however, was to increase the plantings and raise the window ledge, so that the view was obstructed.

Mr. Blackwell stated that the next action on Blocks 50, 51, 53, and 54, would be the vertical disposition development agreements.

Commissioner Covington thanked Mr. Kaslofsky. Ms. Covington wanted to know how the decision was made to rehabilitate Building 813 instead of rebuilding.

Mr. Maduli-Williams stated that an analysis was done to compare the cost of tear down versus rehabilitation. The result was it is very expensive to tear down. We have not determined if it is on the historic register.

Commissioner Covington stated that since this was going to be a technology hub, the assumption is that it would be a SMART building. Currently, there is infrastructure which doesn't exist in the building and no conduits to upgrade it.

Mr. Maduli-Williams stated that ultimately the reuse of the building is part of the entire concept, taking a structure that typically would have been torn down, and making good use of it.

Commissioner Covington commented that the building was 61 years old. Ms. Covington again, expressed her opinion that she did not agree with this direction. Commissioner Covington felt this warrant further discussion and a field trip to the site.

Commissioner Swig asked that the historic nature be addressed.

Mr. Maduli-Williams stated that the building was not on the national historic register, but that the building was over 51 years old, which qualifies as under the local historic designation. Mr. Maduli-Williams stated this means we would have to protect the exterior.

Commissioner Swig stated that Commissioner Covington would like clarification of what we can and cannot do on with the building, and whether it would be wiser to terminate and rebuild.

Mr. Maduli-Williams asked if the Commission would like this information in the form of a workshop on Building 813.

Commissioner Covington stated that she does not want monies to go into a building that is not going to serve the purpose for it is we intended.

Mr. Kaslofsky stated that the building is potentially historic because of its age. There is a process which will have to be followed prior to demolition. Lennar will also have to go through a process similarly on Phase 2 with many of the buildings on the shipyard before it's demolished. Determinations would need to

be made, as was done with Building 101, for example. As Mr. Maduli-Williams stated, the building is not on the national historic register, but there is process by which we have to determine what historic elements need to be retained.

Commissioner Covington stated that we need to know what the perimeters are before an RFP is issued.

Mr. Maduli-Williams stated that there was background information on what led to the decision to rehabilitate. Staff can do an extensive presentation and workshop to you with a lot of that data and give you more information about what we can do and can't do.

Commissioner Covington stated this will be a decision for the President, Vice President and Executive Director as to if a workshop is needed or not. Commissioner Covington wanted to know if there were going to be nine finalist selected for the public art.

Mr. Kaslofsky stated that yes, there are nine.

Commissioner Covington thanked Mr. Kaslofsky for his presentation.

Commissioner Swig thanked Commissioner Covington and turned to Commissioner Breed.

Ms. Breed stated that she too had some serious concerns about building 813, particularly not only the look of the building but that the agency has a history of investing in different kinds of things that are not necessarily self sustaining. She stated that there are the constant problems where people need to come back to the Commission for additional funding in order to survive. She stated that the art community is struggling and there are not as many tremendous grant opportunities that once existed before. There's been a huge cut in the arts overall in San Francisco and she knows that the proposed art and technology use is something that has been discussed in the past and a part of the plan. She stated that she has some concerns about whether or not the use could be self sufficient in the long haul and whether or not the community being created with the expected number of residents could actually support this particular use for the long haul. She understands that there is a community plan and the community has expressed interest in a number of things, including a use of this nature. But she stated that there is a need to think about whether or not these uses are going to be able to sustain themselves or are they going to go out of business within the first couple of years or are they going to continue to come back to the Agency or the developer or whomever asking for more funds. In addition to rehabbing the building, there are certain buildings she believes are worth saving but does not feel that this is one of them. She believes it would be worth going through the process to demolish the use. She stated that she prefers to see trees and a park or something of an open space use more the building being rehabbed. She stated that she wants to move forward and get as much money to move a number of projects forward. She stated that she does not want to take on more than can be handled, and take on more than the community can actually support in the long run when redevelopment is no longer available to provide the financial support

that actually gets a lot of these entities or groups or businesses or organizations out of a bind when they run into one. And more than likely, a few will run into those kinds of situations.

Commissioner Swig thanked Ms. Breed for her comments and turned to Commissioner Singh.

Commissioner Singh recognized Thor Kaslofsky and Amabel Akwa-Asare on the great job they were doing.

Mr. Blackwell reiterated what was just stated. Staff will delay the release of the RFQ until the commission reconvenes. We will agendize the item due to the amount of data and information needed to be shared

Mr. Kaslofsky suggested a tour of the shipyard. We will be breaking ground for the last time, perhaps this year, and the grading is practically complete. I recommend is highly.

Commissioner Swig asked if any other commissioners had any comments or questions. Mr. Swig agreed with Commissioner Covington that a tour of the shipyard would be good. Commissioner Swig suggested that the yearly retreat be held at the shipyard. Mr. Swig thanked staff for the presentation and stated that no action would be taken.

5. **MATTERS NOT APPEARING ON AGENDA:** None.

6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS:** None.

7. **REPORT OF THE PRESIDENT:** Commissioner Swig deferred his comments to Commissioner Singh. The Mayor, on January 26th asked all of the Commission presidents to join him for a budget discussion. Mr. Swig was unavailable and Commissioner Singh took his place.

Commissioner Singh thanked the President. Mr. Singh stated that the Mayor talked about the financial difficulties the City is going through and the projected deficit is going approximately \$522 million. The Mayor asked that all department heads develop a savings plan. The department heads only came up with \$16 million. He suggested that all the presidents and commissioners work with the director and come up with some solutions. Please cooperate with the director.

Commissioner Swig thanked Commissioner Singh for the update. Mr. Swig reiterated that it is a dire condition for the City and the State, and probably the country. Mr. Swig stated that he would meet with Executive Director Blackwell and review the Mayor's request for potential cuts in our program and in our budget.

8. **REPORT OF THE EXECUTIVE DIRECTOR:** Mr. Blackwell congratulated agency staff working on the Transbay project, as well as the Transbay Joint Powers Authority. The Agency received good news about the Transbay project area in that we be receiving a \$171 million loan from the government which is secured against

tax increment in that area. Secondly, we have received a \$400 million commitment from the federal government in stimulus funds for the high speed rail project. This is very good news in terms of moving that project forward. Mr. Blackwell stated that there was a workshop and a hearing on the various alternatives being studied for transportation routes. The \$400 million commitment from the federal government is conditional upon us being able to work out our issues with regard to environmental review, which means we need to have a clear route determined.

In addition to Commissioner Singh's comments on the meeting with the Mayor, Mr. Blackwell added that he wanted to make sure the Commission knew that because the Agency was not a general fund department, we generally did not receive the same budget instructions as other departments. That being said, we are emphasizing this year a conservative budgeting on a project area by project area basis. We are including projects that we believe will be implemented with this budget cycle within the next 12 months.

9. **COMMISSIONERS' QUESTIONS AND MATTERS:** Commissioner Covington stated that at numerous meetings there has been talk about the size of the units. Ms. Covington requested through the chair to the Executive Director and General Counsel, Commissioner Covington inquired if there was anything that precluded the Commission from stipulating a size for the units.

Mr. Blackwell stated that from a regulatory point of view we need to meet certain levels of returns and have performers that really work from a financial point of view. Mr. Blackwell suggested a combination of affordable housing staff present a workshop, as well as reach out to market rate developers in order to get a sense of what the legal ramifications are, but also where the market is with regard to size of units and what we can impose on developers.

Commissioner Covington stated this was this issue has been mentioned on numerous occasions. Ms. Covington stated she would like a resolution on this.

Commissioner Swig agreed with Commissioners Covington and Breed.: Mr. Swig would like staff to research other redevelopment areas in the state or the country, to review any guidelines as Commissioner Covington has described, and include that in the workshop. This will provide information on balancing the dynamic between construction costs and developer returns and the size of units.

Commissioner Covington stated that we need to look to the future. We want to ensure we are positioned properly to compete in the future.

Commissioner Breed thanked Commissioner Covington for bringing up this point. This is one of biggest complaints which Ms. Breed receives from people in regard to the housing opportunities in San Francisco. There are numerous requirements around open space and how housing has to be built. The point of building housing is for people to live. The Agency needs to take the leadership on this with housing in San Francisco, to consider what is being built and how it accommodates a family. Commissioner Breed felt we should create homes, and not just developments and structures. Ms. Breed thought a workshop on this subject would be appropriate.

Commissioner Swig commented on Commissioner Covington's point that creating resolution on this. Mr. Swig made note that what is needed is information mandate standards so as not to limit the Agency in the development of Bayview Hunters Point or other areas. Commissioner Swig felt it should be a mission of the Agency and the Commission to create sizing standards within the rules of law.

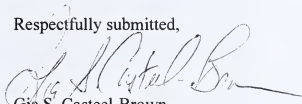
Commissioner Covington agreed that those were her sentiments.

9. **CLOSED SESSION:** None.

11. **ADJOURNMENT:**

It was moved by Commissioner Singh, seconded by Commissioner Breed, and unanimously carried that the meeting be adjourned at 7:25 p.m.

Respectfully submitted,



Gia S. Casteel-Brown
Acting Agency Secretary

ADOPTED:

Adopted March 16, 2010

**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
16th DAY OF FEBRUARY, 2010**

04-10-100007537 1849

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 16th day of February 2010, at the place and date duly established for holding of such a meeting.

President Swig called the meeting to order at 4:00 p.m.

Mr. Swig welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Swig asked members of the public who wished to address the Commission to fill out speaker card, and to state their names for the record, and to limit their remarks to three minutes. Mr. Swig stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-noticed meeting agenda.

1. RECOGNITION OF A QUORUM

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel M. Bustos
Francee Covington
Leroy King

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Fred Blackwell, Executive Director, and staff members were also present.

- 2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY.** No Reportable Action.
- 3. MATTERS OF UNFINISHED BUSINESS.** None.
- 4. MATTERS OF NEW BUSINESS:**

CONSENT AGENDA

- (a) Resolution No. 14-2010, Authorizing the submission of a Design-Build application to the California State Public Works Board to permit the use of a Design-Build procurement for the Community Facilities Demonstration project under California Public Contract Code Section 20688.6; Hunters Point Shipyard Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 14-2010, AUTHORIZING THE SUBMISSION OF A DESIGN-BUILD APPLICATION TO THE CALIFORNIA STATE PUBLIC WORKS BOARD TO PERMIT THE USE OF A DESIGN-BUILD PROCUREMENT FOR THE COMMUNITY FACILITIES DEMONSTRATION PROJECT UNDER CALIFORNIA PUBLIC CONTRACT CODE SECTION 20688.6; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

REGULAR AGENDA

- (b) Workshop and update on Building 813; Hunters Point Shipyard Redevelopment Project Area.

Presenter: Thor Kaslofsky, Agency Staff

Speakers: Eric Brooks

Commissioner Covington asked if the proposal has been reviewed and discussed with the CAC since it has been 12 years since it was last discussed. If so, she asked what the response and level of enthusiasm was.

Mr. Kaslofsky stated that the RFQ was presented to the CAC's Planning Development Sub-Committee the week prior. They were very enthusiastic and supportive with no negative feedback.

Commissioner Covington asked how many people they envisioned being employed in the building.

Mr. Maduli-Williams stated that he did not have the data at this time but would get the specific numbers from a report by the Economic Development administration and will forward to the Commission.

Commissioner Covington asked how high the windows were from the floor in the building.

Mr. Maduli-Williams stated the windows are about 4-5ft. high.

Commissioner Covington stated that the windows are high because that is how the Army Corp. of Engineers built them and they are so high that you do not

have the advantage of the view. She stated that the way to maximize the view traditionally is to elevate the floor which costs money. Ms. Covington stated that she wanted to make sure those costs are included.

Mr. Kaslofsky stated the building has 14 foot high ceilings and would have to put in new floors which cost has already included in the cost estimate.

Commissioner Covington expressed that she still has concerns and would like to know why the rush since this item came to them fairly recently on the agenda in a greatly enhanced workshop. She stated that she appreciates the thought and effort put into it.

Mr. Maduli-Williams stated because of EDA; the money was reprogrammed to use it in a timely manner. If the project does not get started now, the Agency would not be able to spend all the money needed to spend to satisfy obligations with the Economic Development administration.

Commissioner Covington asked what the amount was.

Mr. Maduli-Williams stated \$7M.

Commissioner Covington stated that she does not see it working well and sees it as a project whose scope is so large that it is going to be hard to maintain business presence in the building. Ms. Covington asked what it will cost to make preliminary plan projections before getting any actual physical work.

Mr. Maduli-Williams stated it would cost about \$1.8M for predevelopment.

Commissioner Covington stated she is hesitant due to the size of the project and the general economy. She does not see the project as a good fit nor does she see why people would be attracted to this particular building in terms of location, and believes that the agency would end up giving hefty subsidies to people for many years. She stated that there is going to be another big hit in the economy when all of the stimulus money runs out and suggested that they see how things go, not globally, but in the US economy before deciding on the building.

Mr. Maduli-Williams stated the plan is to build the building as debt free as possible and believes it is one of the early successful indicators of an incubator. He stated that he does not know any other project that has \$7M in grant dollars as seed capital to start with and feels fortunate to have those dollars to put into the building.

Commissioner Covington asked where the micro business owners would get the money to become a small business and then a larger business.

Mr. Maduli-Williams stated there would be micro loans funds across the country which can be done prior to the services package. He knows of

incubators that provide seed capital to start ups and stated that money can be raised to seed companies that come into the incubator.

Commissioner Covington expressed her appreciation to Mr. Maduli-Williams for his passion and looking at how some jobs can be fast tracked but she does not want to see the building sitting vacant.

Commissioner Breed stated that she agrees with many points made by Commissioner Covington. She asked if staff looked into the vacancy rate of office space in San Francisco as well as the vacancy rate of incubator space.

Mr. Maduli-Williams stated the information is part of the ICF report which details the current vacancy rate, current incubator, and the market rate. He stated he would provide the report to the Commissioners.

Commissioner Breed asked if there has been any research done to talk to any of the entrepreneurs in the City as to what they may be looking for as it relates to these spaces.

Mr. Maduli-Williams stated they have talked to potential entrepreneurs.

Commissioner Breed expressed her concern about the current political climate and the residents that live in the community. She does not want to see something created that does not have community input.

Mr. Maduli-Williams stated that he would provide the Commissioners with a copy of the ICF report which looks at local bay area potential entrepreneurs that would be either green businesses or green tech businesses. The report also provides what the potential need would be as well as bulk space.

Commissioner Breed asked if there was a section in the feasibility report on outreach or surveys that were done with actual physical people.

Mr. Maduli-Williams stated the report did include information in reference to community outreach.

Mr. Lawson pointed out that the ICF report did produce a data base of all the emerging green tech businesses in the Bay Area which was well over 100 firms. He stated that they were not interviews but a resource they are drawing on.

Mr. Maduli-Williams stated that they are currently in the process of reaching out to local green business associations in San Francisco and plan to have monthly sessions with local investors and green business groups in the city to cultivate the groups that operate in the space in terms of entrepreneurs.

Commissioner Breed stated that she was trying to get a clear idea of where the idea came from to produce this type of space for the particular location. She asked where the idea originated from.

Mr. Maduli-Williams stated that the concept of the incubator came from the plan.

Commissioner Breed asked if it was an interest expressed by the members of the community.

Mr. Maduli-Williams stated the community has expressed their interest in the idea and continue to support it.

Commissioner Breed asked where that information can be located, specifically in the plan so she can get a clear understanding. She stated that she does not recall anything about incubator space.

Mr. Kaslofsky stated that staff will look for information specifically about incubators, however, the larger vision was to have a research and development district and this was to be an emerging business entrance into the more mature business space that will be the research and development space. The concept came from the community which has been discussed, is part of the plan, and part of the phase two development.

Commissioner Breed stated that it was a surprise to her because of her interaction with members of the community and this has never come up or mentioned nor has she seen it any meeting minutes from the CAC. She stated that it was a great idea but wanted to understand where the idea came from.

Mr. Blackwell stated that the plans and discussions at the neighborhood level is a strong desire to capture the opportunities that are being created at the Shipyard; this being one way to do that. He stated that as an example in looking at Mission Bay, it would have been great to have had a mechanism to prepare some of the indigenous businesses to take advantage of the commercial space that was being created there. Mr. Blackwell indicated that part of the concept is less about whether the actual mechanism is an incubator which was proposed in the plan, but more reflects the idea of trying to capture what will ultimately is going to be over a million square feet of research and development space in the Shipyard, and trying to figure out ways to make sure there are opportunities for community members to capture that. This would be one of those strategies that would be used that way.

Mr. Kaslofsky stated that the building transfers to the Redevelopment Agency in 2011 and would own it long term. In the meantime, the grant fund would be used to make the building at safe because currently you cannot enter it because it is relatively unsafe.

Commissioner Breed stated that it would be great to move forward in that capacity but would not approve in moving forward in determining the use of the space without more community input as to how the space could be used. She agreed with all the points made by Ms. Covington but has serious concerns about the building, and more importantly, has concerns about the agency subsidizing the building for years to come if the wrong usage of the facility was imposed. Ms. Breed stated that she would like more studies done, convene focus groups, and talk to some of the people the Agency is proposing to represent and support in this capacity. She would like to see more leg work done before it is determined what the usage will be, in the interim she is opened to the opportunity to move forward with making the space safe and utilizing the funds to getting it to a certain point.

Commissioner Bustos thanked staff for a great presentation and commended staff in wanting to do something with the building since it has been empty for some time now, has been an eyesore, and is dilapidated. Mr. Bustos also thanked Ms. Covington for her comments and expressed that she is an incredible resource having been on the Fort Mason Foundation, having gone through this process before. He stated that Ms. Covington's wisdom should not be taken for granted as the process for this project goes through to make it happen. Mr. Bustos also agreed with Ms. Breed that the project needs to move forward in making it a safe space.

Commissioner Singh asked if the building was being used at this time.

Mr. Kaslofsky stated the building is currently unoccupied and vacant and is not seismically safe for any use. There is significant debris and hazardous material in the building that needs to be removed before it can be occupied.

Commissioner Singh asked if anyone is guarding the building.

Mr. Kaslofsky stated that McCoy's Security Service provides security for the entire shipyard and patrols the entire premises every hour. If there is any unusual activity they report it directly to the police.

President Swig thanked everyone for their efforts. He stated that he sees great opportunity with the building and great opportunity for immediate jobs, and for incubation. He also applauded Mr. Lawson's enthusiasm, energy and drive. He believes entrepreneurship would be great for the city, but does not think it is quite ready. Mr. Swig agrees with Ms. Breed that the building needs to be preserved and pointed out that there is speculation on the plan as to what Bayview Hunters Point is going to emerge as. Mr. Swig thought that they should commit the money but thinks the building should be warehoused and do as little as possible in creating an image around the building. He agreed that there needs to be focus groups to understand the need of what type of businesses are going to be there. The focus and bottom line at this time is the \$7M, is it going to be spent or not. Mr. Swigs also expressed his concern about the limitation on the type of businesses that can be configured in a building that

is full of columns. Mr. Swig pointed out that one of the items coming up, the Bluepeter building has a rigorous schedule and suggested that staff consider presenting the Commission with the same rigorous standard that is being suggested for the Bluepeter building; that there be further research by a certain date. He suggested they look at the document in the item coming up.

Mr. Maduli-Williams stated that part of the RFQ is to hire a Project Manager to take them through the exercise of figuring out what can and cannot be done with the building.

President Swig asked if this was an entrepreneurial project by the City and County of San Francisco in conjunction with the Redevelopment Agency, or is this building going to be sold or joint ventured with an entrepreneurial private company. Ms. Swig stated that he is not entirely comfortable with the Redevelopment Agency or the City and County of San Francisco getting involved in such an entrepreneurial job.

Mr. Blackwell stated that the RFQ, which will be brought to the Commission at its next meeting, is a design to lay out the scope of work for the predevelopment phase that Mr. Lawson spoke of, and part of the work involves some of the community outreach and analysis of different scenarios in terms of ownership and development. Mr. Blackwell stated that those are the types of work that is envisioned in the horizon as part of the predevelopment phase.

President Swig stated that he is supportive of the project, is enthusiastic about it, sees all the merits for the neighborhood and the project itself, but sees it right now as very fuzzy and does not want to see the agency move too far down the road and then find that it took the wrong fork. He stated that he looks forward to staff coming back with more information and answers to their questions brought up.

- (c) Resolution No. 15-2010, Authorizing a Replacement Housing Plan for 113 units planned for demolition in Phase I of the Hunters View revitalization project and acceptance of the vacated portion of Fairfax Street, and adopting environmental findings pursuant to the California Environmental Quality Act, for the Hunters View Housing Development; Bayview Hunters Point Redevelopment Project Area.

Presenter: Erin Carson, Agency Staff

Speakers: Ace Washington, Doris Vincent

Commissioner Covington stated that the project has been such a long time coming and something the residents from Hunters View have been looking forward to for many years. She also stated that she was glad to see that the local hiring is 38%, and asked to keep pushing for 50% local hiring. Commissioner Covington put forth a motion to move Item 4(c).

Vice President Singh seconded Ms. Covington's motion.

President Swig echoed Ms. Covington's position and stated that he too was happy to see the project finally at this stage. He expressed his desire that the project be completed in 36 months as opposed to 48 months to show the Bayview Hunters Point community that the agency delivers on its promises and raise the credibility level.

ADOPTION: IT WAS MOVED BY MS. COVINGTON, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 15-2010, AUTHORIZING A REPLACEMENT HOUSING PLAN FOR 113 UNITS PLANNED FOR DEMOLITION IN PHASE I OF THE HUNTERS VIEW REVITALIZATION PROJECT AND ACCEPTANCE OF THE VACATED PORTION OF FAIRFAX STREET, AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR THE HUNTERS VIEW HOUSING DEVELOPMENT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (d) Resolution No. 16-2010, Authorizing a Second Amendment to the Amended and Restated Tax Increment Loan Agreement, and a First Amendment to the Disposition and Development Agreement with Green Blended Communities, LLC, a California Limited Liability Corporation, to modify the schedule of performance and other terms and conditions of the Agreement, and to amend the definition of "Qualifying Homebuyer" to allow up to 120% Area Median Income to participate in the homebuyer program, related to the development of 18 units of low- and moderate-income ownership units at 4800 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program.

Presenter: Pam Sims, Agency Staff

Speakers: Al Norman, Ace Washington

Commissioner Covington stated that she attended the 4800 Bay Oaks opening and expressed her appreciation for the wonderful example they set for what can be done in the city. She stated that it is a great use of interior space with a lovely courtyard and has a great view of the city. She was very pleased and happy to have met San Franciscans who participated in the lottery who sincerely welcome an opportunity to own a home in San Francisco. Ms. Covington stated that she had, for some time, been pushing for the 120% of AMI so more people can participate and hopefully own homes. Ms. Covington applauded everyone's efforts. Ms. Covington put forth a motion to move item 4(d).

Commissioner Breed stated that she too was excited about the project; this is exactly what she wants the agency to use as a model for trying to aggressively bring Certificate of Preference holders back to San Francisco. She expressed

that she was very proud of everyone's efforts, not only aggressively going after the Certificate of Preference holders but also working with them to get through the process and advocating on their behalf with the challenges they face. Ms. Breed stated that it is her hope that the new housing opportunity in the Bayview will be utilized to attract Certificate of Preference holders back to San Francisco and believes the development is a beautiful development. She stated that she was very happy and proud of the work the Agency Commissioners have done with the Certificate of Preference Program, basically setting a trend in saying that because of the extreme injustice that was inflicted in the Western Addition in the past; this Commission is willing to take extreme measures and risks to right a wrong. Ms. Breed indicated that is why the Commission extended the Certificate of Preference Program to include grandchildren and the time is now appropriate to increase the area medium income to get more people back into the units, they should not be in situations where they are in dire need of support.

President Swig echoed Ms. Covington's and Ms. Breed's comments, and also acknowledged staff and all participants in getting the great project open, moving, and setting a fine example for the future. Ms. Swig stated that had it not been for Ms. Breed's and Ms. Covington's energy on this matter they would not be discussing this without their input. He stated that Ms. Breed has been a huge champion of the Certificate of Preference program in pushing and keeping it alive, and stated that the whole notion of raising the AMI ratio was driven by Ms. Covington. He acknowledged that Ms. Covington and Ms. Breed are community sensitive and great advocates for moving forward the communities and for the welfare of the communities. He thanked both Commissioners for their great efforts.

Commissioner Breed seconded Ms. Covington's motion.

ADOPTION: IT WAS MOVED BY MS. COVINGTON, SECONDED BY MS. BREED, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 16-2010, AUTHORIZING A SECOND AMENDMENT TO THE AMENDED AND RESTATED TAX INCREMENT LOAN AGREEMENT, AND A FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH GREEN BLENDED COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION, TO MODIFY THE SCHEDULE OF PERFORMANCE AND OTHER TERMS AND CONDITIONS OF THE AGREEMENT, AND TO AMEND THE DEFINITION OF "QUALIFYING HOMEBUYER" TO ALLOW HOUSEHOLVICE PRESIDENT SINGH UP TO 120% AREA MEDIAN INCOME TO PARTICIPATE IN THE HOMEBUYER PROGRAM, RELATED TO THE DEVELOPMENT OF 18 UNITS OF LOW- AND MODERATE-INCOME OWNERSHIP UNITS AT 4800 THIRD STREET; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA; CITYWIDE TAX INCREMENT HOUSING PROGRAM

- (e) Resolution No. 17-2010, Conditionally Approving the Combined Basic Concept and Schematic Design for Bayfront Park Open Space Parcels P23 and P24 in the Mission Bay South Redevelopment Project Area pursuant to the Owner Participation Agreement with FOCIL-MB; LLC and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area.

Presenter: Catherine Reilly

Speakers: Chris Foley, Catherine Sharpe, Tom Hurt, Corrine Woods, Kevin Simons, David Siegel, Janet Carpinelli, Joe Boss, Kristine Enea

Vice President Singh asked where Dogpatch was located.

Katherine Reilly stated that it is located south of Mission Bay.

Vice President Singh put forth a motion to move item 4(e)

Commissioner Bustos seconded Mr. Singh's motion. He stated it was a great opportunity for the residents and was in favor of saving the building. Mr. Bustos is a native San Francisco and stated that he was glad to keep some elements and remnants of the maritime's past in San Francisco. He also stated that this may be a good opportunity to utilize the space in honoring the artifacts of the first peoples that have lived in the area for thousands of years. Mr. Bustos stated what better and fitting place then for it to be where it overlooks the water. Mr. Bustos seconded Mr. Singh's motion.

Commissioner Breed stated that Mission Bay was looking amazing and expressed that it was now time to continue further south of downtown and start to develop the area that deserves to be developed. She thought it was very massive for the area, but since there were a significant number of residents present supporting the project, she felt they should listen to the people who are going to be affected. She expressed her appreciation to the residents coming out and the numerous letters in support of the project, and looks forward to more greening projects in the area since it is not a pedestrian friendly section but looks forward to when it will be. Ms. Breed wholeheartedly supports the project and looks forward to the completion.

Commissioner Covington stated that she supports the resurfacing of the Bluepeter building as well and was happy to see so many people interested in the project. She indicated that 16 letters of support were received and appreciated those who came to speak. Ms. Covington asked if March 1, 2011 was the firm date to complete any fund raising efforts.

Catherine Reilly confirmed March 1, 2010 as the firm date.

Commissioner Covington asked if there was an understanding that there would not be another extension of the date.

Ms. Reilly confirmed that they are aware of no further extensions; this was discussed during the drafting of conditions and approvals.

Commissioner Covington asked if the documents were for their signature or verbal conversations for the date.

Ms. Reilly stated that staff reiterated to them that they would need to see something that showed cash in hand or some type of committed financial support from recognized financial institutions. She stated that it cannot be a verbal promise; it will have to be in writing that showed that it is actual real money.

Commissioner Covington asked how much money they were seeking to raise.

Ms. Reilly stated that the initial estimation was \$300,000 for the stabilization which is basically fairly deteriorated and have been asked as part of the conditions to revisit the number to make sure it is the correct amount. Other conditions are whether they would be able to retain four years of ongoing maintenance, and identification of a qualified development partner who would be able to bring in the expertise and the funding availability to do the long term rehab.

Commissioner Covington asked if after the initial four years of ongoing maintenance, who would be responsible for maintaining the building.

Ms. Reilly stated the reason they choose four years is for them to reach the timeline. They would then, after the four years, have to start the rehabilitation of the project. Part of the final approval would be showing not only that they can rehabilitate the project but that it would actually be self-sustaining and be able to maintain itself as well as cover any additional costs related to the use on the parks.

Commissioner Covington asked for more information about the safety and police headquarters building.

Ms. Reilly stated that the city is proceeding with a Bond initiative for fire station and AWSS (the emergency water system) improvements, as well as the relocation of the City's police headquarters. The police headquarters needs to be relocated because the Hall of Justice, its current location, is outdated and exceeds capacity. The City has identified Block 8 in Mission Bay South as a location to relocate the police headquarters. Staff believes it would be an asset for Mission Bay by designing a project that fully utilizes the parcel to match its urban context, as well as create a landmark public building, which is lacking in Mission Bay. Ms. Reilly stated that initial massing studies have been completed to ensure the building program would fit on the parcel and to do some costing in preparation for the bond. The bond would be going to the voters in June, and has been approved by the Board of Supervisors. Because

the police headquarters project was not included in the original Mission Bay EIR, additional environmental study was necessary to ensure that it did not change the conclusions of the EIR. As it was found that the police headquarters project would not create any significant changes to the original Mission Bay EIR, an addendum was prepared to provide environmental clearance for the project.

President Swig asked about the significance of the 2016 start date for the Bluepeter Building.

Ms. Reilly stated that they felt 2016 gave them enough time to raise funds, recognizing that there would be some time for the larger rehabilitation project, and also recognizing the date would hold them to the timeline for the larger parks.

President Swig asked what the timeline was on the parks.

Ms. Reilly stated that the parks are in the planning process. The plan is that over the next year they would do two sets of construction drawings, one with a park and one without to keep it moving while Friends of the Bluepeter search for funding. The permitting process would have to start within the next two years to have the pump station up and running in 2014 to match UCSF, and the parks would then follow shortly thereafter since they can't do both constructions at the same time. They need to get everything permitted at the same time to ensure that the park design matches the pump station which matches what is permitted by the regional water quality board.

President Swig asked when does the Bluepeter building become an impediment to the construction of the park. What he does not want to see is the Bluepeter Building standing and nothing can be done, meanwhile holding up the finishing of the park.

Ms. Reilly stated it is necessary to stay within the actual timeframe. The one year allows staff to finish the permitting, if they wait much longer than the one year for a go, no go, they will run into issues with obtaining the basic permits needed to then construct the parks in a timely fashion.

President Swig asked when the actual construction start is.

Ms. Reilly stated that the construction of the pump station would start in 2013, and the park would start in 2014.

President Swig stated that waiting until 2016 for a go, or no go on the building seems as though a lot of latitude is being offered.

Ms. Reilly stated they need to be able to meet certain conditions in one year; have at least \$300,000 for the stabilization, as well as the four year maintenance. If they don't have that in hand, it's a no go. Also, at that time,

they need to show that they have a workable plan for the 2016 start date. Ms. Reilly indicated that they would like to avoid them investing in the project if two/three years down the road it is determined that it is not a feasible project which is why they have the one year go, no go. They are not expected to have the full funding, but do need to have the \$300,000 for the stabilization, maintenance plan, and a feasible plan showing how they are going to get the rest of the money.

President Swig stated that he felt the resolution does not have teeth in it and read from the resolution the terms in #10 of the resolution, “a. Demonstrate financial capacity and show access to capital to complete the project; b. Demonstrate experience in developing and operating projects of similar type and scale; and c. Submit a feasible plan for redevelopment and operations, based on verifiable cost and revenue assumptions. Mr. Swig stated that he would like to add “d” which states that a non refundable deposit equal to the remediation of the building site be offered by March 1, 2011. Mr. Swig stated there is no cash to rectify the damage or the lost time or opportunity to tear down the building and catch up with the rest of the park. Mr. Swig offered a friendly amendment with the requirement of a cash deposit equal to the remediation of the project.

President Swig asked for Mr. Morales’ clarification on the language and also asked Mr. Singh who made the motion if he accepted the friendly amendment.

Mr. Morales stated the friendly amendment was acceptable.

Vice President Singh accepted Mr. Swig’s friendly amendment.

Mr. Swig stated he heard a motion and a second accepting the friendly amendment on item 10, adding a “d” in the resolution requesting a nonrefundable cash deposit equal to remediation.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. BUSTOS, AND UNANIMOUSLY CARRIED WITH THE ADDITION OF THE FRIENDLY AMENDMENT, THAT RESOLUTION NO. 17-2010, CONDITIONALLY APPROVING THE COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN FOR BAYFRONT PARK OPEN SPACE PARCELS P23 AND P24 IN THE MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA PURSUANT TO THE OWNER PARTICIPATION AGREEMENT WITH FOCIL-MB; LLC AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA.

5. **MATTERS NOT APPEARING ON AGENDA:** None
6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS:** Al Norman

7. REPORT OF THE PRESIDENT: None.

8. REPORT OF THE EXECUTIVE DIRECTOR: None.

COMMISSIONERS' QUESTIONS AND MATTERS:

- Commissioner Breed stated that she noticed that the model block program was on the calendar for the next meeting and is looking forward to hearing the status of the project.
- Ms. Breed stated that it is difficult to receive large amounts of material during Commission meetings and be expected to follow along, listen, and read the materials all simultaneously. She stated that it would be helpful to receive material, when possible, prior to the Commission meetings.
- Ms. Breed agrees that it is appropriate to honor Mr. King in some way for his numerous years of service on the Commission and stated that, in her personal opinion; consider changing the name of Justin Herman Plaza to Leroy King Plaza. She would like to have a committee assembled to seriously explore the appropriate use of Mr. King's name, or ask Mr. King what he may be interested in.
- Commissioner Covington stated that she too likes the idea of changing the name of Justin Herman Plaza to Leroy King Plaza.
- Ms. Covington mentioned that it has been quite some time since the Commissioners received minutes of the meetings and encouraged the President to make sure that not just the Commissioners get this type of information while it is fresh in their minds but should be made be available to the public in a timely manner.
- Ms. Covington encouraged the President and Vice President to give the Secretary dates for the Commissions Annual Retreat.
- President Swig stated that he would like to go on the record that he has asked several times in the last couple of weeks requesting minutes. Mr. Swig understands that the Agency has been administratively challenged but does not feel that should be an excuse. He has made the request and has been assured that the Commission will receive the minutes.
- Mr. Swig noted with regard to the retreat as he suggested at the last session, that he looks forward to scheduling the retreat soon.
- Commissioner Covington requested that she receive the minutes as soon as they are available.
- The Secretary stated that she would forward three sets of minutes within the week.
- Mr. King thanked all for their consideration of naming something after him.

10. **CLOSED SESSION:** None.

11. **ADJOURNMENT:**

It was moved by Commissioner Singh, seconded by Commissioner Breed, and unanimously carried that the meeting be adjourned at 6:50 p.m.

Respectfully submitted,



Gina E. Solis
Agency Secretary

ADOPTED:

APRIL 6, 2010

**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
2ND DAY OF MARCH 2010**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 2nd day of March 2010, at the place and date duly established for holding of such a meeting.

President Swig called the meeting to order at 4:00 p.m.

Mr. Swig welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Swig asked members of the public who wished to address the Commission to fill out speaker cards, and to state their names for the record, and to limit their remarks to three minutes. Mr. Swig stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-noticed meeting agenda.

1. RECOGNITION OF A QUORUM

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel M. Bustos
Francee Covington
Leroy King

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Fred Blackwell, Executive Director, and staff members were also present.

- 2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY.** No Reportable Action.
- 3. MATTERS OF UNFINISHED BUSINESS.** None.

4. MATTERS OF NEW BUSINESS:

CONSENT AGENDA :

(a) Approval of Minutes: Regular Meeting of December 15, 2009

(b) Approval of Minutes: Regular Meeting of January 5, 2010

Vice President Singh put forth a motion to move items 4(a) and 4(b).

Commissioner Bustos stated that he was present at the December 15, 2009 Commission meeting and vote "Aye". Mr. Bustos seconded Mr. Singh's motion.

President Swig asked the Secretary when the remaining minutes are scheduled to be on the Agenda.

The Secretary stated they will be on the March 16th Commission meeting agenda.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. BUSTOS, AND UNANIMOUSLY CARRIED, THAT THE REGULAR MEETING OF DECEMBER 15, 2009 (WITH MR. BUSTOS PRESENT AND VOTING "AYE"), AND THE REGULAR MEETING OF JANUARY 5, 2010, BE ADOPTED.

REGULAR AGENDA

(c) Resolution No. 18-2010, Authorizing a Letter Agreement with the Department of Public Works of the City and County of San Francisco in an amount not to exceed \$600,000 for the Completion of Construction Documents, Capital Improvement Costs and Construction Costs for the Newcomb Avenue Model Block Streetscape Improvements and making findings pursuant to California Health and Safety Code Section 33445; Bayview Hunters Point Redevelopment Project Area.

Presenter: Lila Hussain, Agency Staff

Speakers: Sandra Michelotti

Commissioner Breed stated that she was excited about the opportunity to change a neighborhood that is surrounded by concrete by bringing in trees and other basic items that is taken for granted by others. It is Ms. Breed's hope that there are other changes; not only on the particular block of Newcomb, but that the program is used as a model to make more changes in the area where crime is a major problem in the area. Ms. Breed stated that she was happy about the residents coming together in making this work and how it made a difference. She was glad the Agency was able to provide support and create a real

neighborhood and felt that the residents who have lived in the area for so many years deserve this opportunity. Ms. Breed stated that she appreciates efforts from Staff and the residents that live in the area in trying to obtain other funding sources besides Agency funding and suggested that it be continuous throughout the duration, not only after the completion of the project but maintaining it for the long run. Ms. Breed put forth a motion to move item 4(c).

Commissioner Bustos stated that he was glad that Ms. Michelotti was present to speak and represent the community since one of his questions was what percentage of long term residents actually agreed to this and wanted it to happen. Mr. Bustos stated that he is a native San Franciscan and there have been a lot of changes in the City, it saddens him when long term residents who have invested in these communities do not get to benefit from it. Mr. Bustos asked what other outreach opportunities will be provided who live on other blocks.

Ms. Dandridge stated staff will be revisiting blocks that were initially selected five years ago and staff will conduct broader outreach to other blocks. The focus has historically been improvements in the Towne Center and all likelihood will continue if there is a second model block. Staff will have internal discussions and present them to the PAC for their support.

Commissioner Bustos stated that he lives in the Mission and is aware that Folsom is a great street during the day but can get pretty scary at night, especially for the seniors due to the trees that are huge and block the sidewalk. Mr. Bustos suggested staff keep that in mind as they go through looking at the model project.

Commissioner Covington stated that it is a great plan, happy to see it almost come to fruition, and something to look forward to by year's end. She applauded everyone that worked on the project, particularly the residents for having passion for the project. Ms. Covington understands the Commission desired this to be a pilot program so it could be replicated in other parts of the Bayview but with \$2M per block, she is wondering how that is going to happen. Ms. Covington stated that she was concerned about the costs, not for the pilot program which is showing what is possible, but what is replicable.

Ms. Hussain stated in regards to the costs and finding other sources, what can be done is partner more with the Planning Department as part of their Better Streets initiative and apply for more transportation funding sources for streetscape improvements, and to make sure that the San Francisco County Transportation Authority has Bayview slated for priority improvements for streetscape. Ms. Hussain stated that currently there is a Bayview Neighborhood transportation plan being done by the San Francisco County Transportation Authority where streetscape improvements have been identified which put the Agency in a better position for broader sources of funds from the region and county and state funds for streetscape improvements. Ms. Hussain stated after the current project is implemented, staff will evaluate the project as part of the grant program

requirement to see how improvements can be made in phases on other blocks and not a whole scale block by block but phase in certain types of other improvements that can be done on other blocks.

Commissioner Covington stated, in moving forward, staff look at a plan that includes sprucing up as many blocks as possible for a certain amount of money so a number of blocks are attractive instead of isolated pockets.

Commissioner Covington asked for information about the loans that were given to the homeowners; how long a period of time those loans are for and what the parameters are.

Ms. Dandridge stated as part of the private element of the model block program, the Agency adopted a loan program. The loans are \$75,000 for basic home improvements with a deferment of 15 years, at the end of the 15 year period residents can apply for another 15 year referral.

Commissioner Covington asked when would repayment begin and if there was a payment plan.

Ms. Dandridge stated that the repayment begins at the end of 30 years; payments can be made but the loan is deferred for 15 years and at the end of the 15 years they can reapply for another 15 year deferral.

Commissioner Covington asked if it has to be owner occupied.

Ms. Dandridge stated that the owner has to be income qualified to participate in the loan program. The loan limits was increased to 100% of area medium income. Ms. Dandridge stated that she would get back to the Commission as to whether it has to be owner occupied.

Commissioner Covington stated that she asked the question if it had to be owner occupied because the block is being improved and it may get into a situation where they may become rental property which is not what is desired. Ms. Covington asked after a 30 year deferment, does the loan have to be paid in a lump sum.

Ms. Dandridge stated that the Agency would have to be paid back after the 30 year term. The idea was that after the 30 years they would have paid their mortgage off so that they could refinance the house to pay the Agency back. Ms. Dandridge confirmed that it would have to be paid back in a lump sum.

Commissioner Covington asked who will be responsible for maintaining the plantings that are on public property.

Mr. Andres Power, City Planning staff, stated that the ownership is by the City of Public Works, the maintenance responsibility is that of the fronting property owner. For this particular property, they are looking at dividing day to day

maintenance responsibilities which is part of the maintenance agreement they entered into with the residents. The idea would be that the residents would take on the day to day responsibility, and the maintenance of street trees and structural maintenance will be the responsibility of the Department of Public Works.

Commissioner Covington asked if there have been discussions with PG&E about putting some of the overhead power lines underground.

Mr. Powers stated that the wire was undergrounded along Newcomb about a year ago. There is a 20 year plan throughout the City for undergrounding of PG&E utilities with funds that are allocated at the State level on 20 year cycles. The city has expended those funds until the year 2020. On the citywide level, there will be very little undergrounding that will be happening with the exception are in Redevelopment Areas.

Commissioner Covington seconded Ms. Breed's motion to adopt item 4(c).

President Swig requested that staff prepare a brief outline of the loan terms for clearer clarification of key conditions, including what is subordinated to what, what happens if there is a default, and if you have to be a resident owner.

President Swig asked Mr. Blackwell how the project can be moved forward to create a formalized model block program with an outline of timelines. He was struck by the fact that the project was recognized on June 21, 2005, with the completion date as December 31, 2010, and if they continued with that type of schedule block by block, it would take too many years to complete.

Mr. Blackwell stated that the model block concept is a very important element of the Bayview Plan with quite a bit of activity on the creation of new affordable housing on Third Street, such as facades and tenant improvements in the area. One of the core elements of the planning process was to make sure that existing residents and homeowners also benefited from the positive effects of redevelopment in the Bayview; the model block program is key to making that happen. Mr. Blackwell stated there are issues with regards to going to scale with the model block program such as costs which exceeds what the Agency is able to provide, plus the Bayview project is not an area that produces tax increment to enable them to do large scale projects such as this one. Mr. Blackwell stated they need to begin with a work plan which needs to be based on their experience with the first model block, and come up with a spending plan that allows them to get to scale in a timely manner. Mr. Blackwell indicated that once they have an opportunity to analyze what can or cannot be replicated from the block, staff will come back and report with a more realistic timeframe and scalable strategy. Mr. Blackwell also stated that this would not just be a tax increment or Agency funded endeavor; because of the different budget times, the notion of the general fund taking over a large piece of this work seems unlikely.

President Swig asked when Mr. Blackwell would be able to get back to the Commission with an outline that recognizes the potential of an ongoing program that takes into consideration either geography or priorities related to future model blocks, and shows the residents of the Bayview that this will not be the one and only model block for the next 20 years.

Director Blackwell stated he is not able to give a realistic time. He will discuss this with staff and possibly come back to the Commission at the next meeting with a timeline.

President Swig stated that it would be the general Commissioner's feeling that this should not be the only block that is ever developed in this project and that the Commission is very serious about serving the needs of the neighborhood by doing more model blocks. Mr. Swig asked that there be more focus on this and some priority associated with it so it does not lag for decades to come.

President Swig asked for clarification if there is only \$600,000 of the \$1.2M to complete the project.

Ms. Dandridge stated with the approval of the Letter Agreement, the project is fully financed.

Commissioner Breed stated it was her understanding that the goal was that these homes stay within the families for generations to come and that were going to be benefiting from the particular improvements. She indicated that the homes should be owner occupied although she is not sure if the loan terms stipulated that; she requested that information be included along with details of the terms of the loan. Ms. Breed stressed that she wants to make sure that the residents who have lived in the Bayview for generations have an opportunity to benefit. She also would like to make sure the neighborhood does not turn into rentals.

ADOPTION: IT WAS MOVED BY MS. BREED, SECONDED BY MS. COVINGTON, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 18-2010, AUTHORIZING A LETTER AGREEMENT WITH THE DEPARTMENT OF PUBLIC WORKS OF THE CITY AND COUNTY OF SAN FRANCISCO IN AN AMOUNT NOT TO EXCEED \$600,000 FOR THE COMPLETION OF CONSTRUCTION DOCUMENTS, CAPITAL IMPROVEMENT COSTS AND CONSTRUCTION COSTS FOR THE NEWCOMB AVENUE MODEL BLOCK STREETScape IMPROVEMENTS AND MAKING FINDINGS PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 33445; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

AGENDA ITEMS 4(d) AND 4(e) WERE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

- (d) Resolution No. 19-2010, Approving an Amended and Restated Memorandum of Understanding with The Regents of the University of California, a California public corporation, for the expansion of UCSF facilities in the Mission Bay South Redevelopment Project Area to Block X3, and adopting environmental findings and a statement of overriding considerations pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area.

Presenter: Amy Neches, Agency Staff, Catherine Reilly, Agency Staff

Speakers: Corrine Woods

Commissioner Bustos indicated, given the current economic times, not only with the University but the State system, there's no money. Mr. Bustos asked how they can make sure this actually happens.

Ms. Neches stated it is beyond the Agency's ability to fund the hospital. UCSF has been a great partner to the City and Mission Bay by coming up with the funding, both through State sources and through private philanthropy to build out the campus before the scheduled time. Ms. Neches stated they are doing extremely well with their fund raising, grant funding, and bond funding for the first phase of the hospital. They believe their efforts will succeed in funding the second phase of the hospital.

Assistant Vice Chancellor Lori Yamaguchi of UCSF stated they have a budget of \$1.6B for the Phase One project which \$600,000,000 is expected to come from philanthropy, and another \$700,000,000 from medical center debt financing, with the remainder coming from a combination of reserves as well as limited state funds. Phase Two in part relates to a plan for UCSF to comply with the State seismic regulations which establishes different milestones for ensuring that their in-patient or clinical facilities comply with the regulations. Ms. Yamaguchi stated the milestone they are trying to move with the Phase One project is 2015 with another milestone in 2030 which requires them to do something with the Moffitt Hospital at Parnassus which may trigger some additional development of the clinical facilities. Further, they have a Phase 1A project as part of their hospital development plan that anticipates a cancer outpatient building on the site once funds are secured, which will occur after 2014, but before 2030.

Commissioner Bustos asked if they could expand on the first round of people in the community who will be given an opportunity for housing.

Ms. Neches explained the first phase which is the 160 units will be 112 units that will be affordable to households of 60% of area median income, and 48 units for those who earn up to 100% of area median income which are relatively low, which have been designed to be available to UCSF blue collar employees.

After years of negotiations, the final agreement was to give first priority to UCSF employees for the following reasons: (1) difficult for UCSF to invest its money into a facility that they cannot demonstrate serves primarily UCSF employees, or patients; (2) after a study of their employee base and salaries, many are of relatively low income that will be working in the hospital, therefore, the first priority is UCSF's employees and helps meet the housing demand they are creating. Ms. Neches stated it took many years of negotiations to reach the final agreement on affordable housing and for UCSF to agree to mitigate the loss of tax increment. The first priority is to UCSF employees who are certificate of preference holders; the second priority is to make it equally available to all UCSF employees. (UCSF will have to submit their marketing plan to ensure they comply.) If they are unable to fill the housing with their own income qualifying employees, it then becomes a third priority to all San Francisco residents who are certificate of preference holders, with any remaining units, it would then be offered to all income qualifying San Francisco residents.

Commissioner Bustos asked if the proposed helipad at Potrero will not be built due to the helipad proposed at UCSF.

Ms. Neches stated the helipad was reviewed through the EIR and extensive community process held by UCSF, and approved by the Board of Supervisors. It is her understanding that General Hospital is still pursuing its own plan but does not know the current status.

President Swig requested that the Secretary provide Commissioner Bustos the minutes when Block 7 East was discussed which will provide the information on the questions Mr. Bustos was asking.

Commissioner Covington applauded UCSF's vision for the beautiful campus in San Francisco. Ms. Covington indicated that the garage was an eyesore and met with Mr. Spaulding who assured Ms. Covington, after a public process, that there would be mitigation of the eyesore.

Assistant Vice Chancellor Lori Yamaguchi stated that the campus has also been as distressed about the appearance of the garage as Ms. Covington mentioned; UCSF's capital project staff has been working diligently with the contractor. The problem with the garage was the execution of the design, particularly the exterior cladding and faulty insulation of that cladding which resulted in removing all of the glazing which was part of the design; the glazing was falling off the building which became a hazard and was addressed. They have been negotiation with the contractor on a settlement on determining who is responsible for the cost of mitigating the cladding problem and have reached an agreement on implementing the solution. They were informed that there is a desire to move ahead as quickly as possible to address the problem which will result in the garage looking as it was originally designed. The glazing will mask the concrete that is visible.

Commissioner Covington asked if there will be additional planting.

Assistant Vice Chancellor Lori Yamaguchi stated that the current design does not contemplate landscaping at the side of the garage but was not certain.

Commissioner Covington asked how many certificate of preference holders have been identified in the UCSF's workforce.

Ms. Reilly stated that they have talked to UCSF to ensure when it is time for the marketing plan, that they work with Agency staff to provide them the certificate of holder's names.

Commissioner Covington indicated that there have been quite a few meetings concerning workforce development and asked if there have been any discussion with Mr. Maduli-Williams concerning how UCSF can collaborate with the Agency to make sure as many people in the Bayview can be trained and qualified to get the new jobs as they go on line.

Mr. Stuart stated there have not been any discussions as yet on staffing after its operational, but more so during the construction phase. There is a Memorandum of Understanding as part of the process they are required to do and are committed to employ as much of the community as they possibly can in the actual construction process. Mr. Stuart stated the major work thus far has been the demolition of the warehouse which is 15% of the labor from the local community, and 10% of the hours for the demolition was from the local community. In preparation for the start of construction in December of this year, there was a meeting held with the local community agencies of which 14 different community organizations attended. Out of that they created the workforce collaborative that is now in place and meet on a monthly basis to discuss the bidding process and what the opportunities are. The collaboratives are seeking through all the communities to build a registry of everyone that is qualified, what their trades are, and what their union status' are.

Commissioner Covington stated that she supports the effort of amending and extending the Memorandum of Understanding, but also supports the community's effort to find jobs at UCSF that lead to meaningful careers. She is aware that Lennar has been able to hire 50% of workers during this phase of construction because they are currently at the horizontal process. Ms. Covington urged that they have extensive conversations with Rhonda Simmons from the Mayor's Office, and with Mr. Maduli-Williams and Agency staff in working forward towards being prepared for jobs that will be going on line at UCSF. She stated it should be done now while the building plans are in the blueprint stage, not after the buildings are built; it would be too late. Ms. Covington encouraged UCSF to help employ people who are willing to work and train them with skills they need to possess in order to get those positions. Ms. Covington put forth a motion to move item 4(d).

Commissioner Singh expressed his support of the project. Mr. Singh asked if there is a helipad at Parnassus.

Ms. Neches stated that no other hospital in San Francisco has a helipad, this would be the first. San Francisco General Hospital has been pursuing the plan for a helipad but does not know what the current status is.

Commissioner Singh asked how many times they expect the helipad to be used.

Ms. Neches stated it will only be used during the day for urgent patient transport, mainly for very sick children, and possibly occasional night trips. The location and the flight path were carefully studied in order to minimize the impact on the community and have satisfied community concerns.

Commissioner Singh asked what the completion date is.

Ms. Neches stated that the hospital, including the helipad will be completed the end of 2014.

Commissioner Singh seconded Ms. Covington's motion.

President Swig noted for the record that Ms. Breed had to leave the meeting but there is still a quorum.

ADOPTION: IT WAS MOVED BY MS. COVINGTON, SECONDED BY MS. SINGH (WITH MS. BREED ABSENT FOR THIS VOTE), AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 19-2010, APPROVING AN AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING WITH THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, A CALIFORNIA PUBLIC CORPORATION, FOR THE EXPANSION OF UCSF FACILITIES IN THE MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA TO BLOCK X3, AND ADOPTING ENVIRONMENTAL FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (e) Resolution No. 20-2010, Approving a Disposition and Development Agreement with The Regents of the University of California, a California public corporation, for the purchase of the western portion of Block 7 and for the development of an affordable housing project thereon, and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MS. COVINGTON, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED (WITH MS. BREED ABSENT FOR THIS VOTE), THAT RESOLUTION NO. 20-2010, APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, A CALIFORNIA PUBLIC CORPORATION, FOR THE PURCHASE OF THE WESTERN PORTION OF BLOCK 7 AND FOR THE DEVELOPMENT OF AN AFFORDABLE HOUSING PROJECT THEREON, AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MISSION BAY SOUTH REDEVELOPMENT PROJECT ARE, BE ADOPTED.

5. **MATTERS NOT APPEARING ON AGENDA:** None

6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS.** None

7. **REPORT OF THE PRESIDENT:** None

8. **REPORT OF THE EXECUTIVE DIRECTOR:**

- Mr. Blackwell report that there is one technical issue to resolve with the Board of Supervisors in reference to payment to the State due in May. If it is prolonged, it is highly likely that the judge who is hearing the lawsuit brought by CRA will likely grant an injunction and not make Agencies pay while the judge is looking at the case and making a determination. It is fairly likely that the Agency will not be paying in May but will be ready to pay if it is determined. Mr. Blackwell stated that it is anticipated that if it is approved to finance shortly, that would mean that there will not be affordable housing projects that will stalled.
- Mr. Blackwell stated that the Agency's budget is due at the Mayor's office May 1; there will be three workshops and actions related to the budget scheduled for the next three Commission meetings. A number of requests from other City agencies that are doing work in the project areas are inquiring about the Agency's ability to support their efforts. Mr. Blackwell reported that he is in the process of meeting with the Mayor's Budget Office and the Controller's office to reconcile those issues and making sure it is being approached in a coordinated and systematic way.

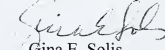
9. **COMMISSIONERS' QUESTIONS AND MATTERS:** None.

10. **CLOSED SESSION:** None.

11. ADJOURNMENT:

It was moved by Commissioner Singh, seconded by Commissioner Covington, and unanimously carried that the meeting be adjourned at 5:40 p.m.

Respectfully submitted,


Gina E. Solis
Agency Secretary

ADOPTED:

APRIL 6, 2010

**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
16th DAY OF MARCH 2010**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 16th day of March 2010, at the place and date duly established for holding of such a meeting.

President Swig called the meeting to order at 4:00 p.m.

Mr. Swig welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Swig asked members of the public who wished to address the Commission to fill out speaker cards, and to state their names for the record, and to limit their remarks to three minutes. Mr. Swig stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly noticed meeting agenda.

1. RECOGNITION OF A QUORUM

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel M. Bustos
Francee Covington
Leroy King

Fred Blackwell, Executive Director, and staff members were also present.

2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY. No Reportable Action.

3. MATTERS OF UNFINISHED BUSINESS. None.

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4. MATTERS OF NEW BUSINESS:

CONSENT AGENDA :

- (a) Approval of Minutes: Regular Meeting of January 19, 2010
- (b) Approval of Minutes: Regular Meeting of February 2, 2010
- (c) Authorizing the application for Statewide Park Program Grant Funds, of an amount not to exceed \$750,000, for improvements to and renovations of Shoreview Park, located at the northeast corner of Beatrice Lane and Lillian Court. (Resolution No. 21-2010)
- (d) Authorizing the application for Healthy Urban Food Enterprise Development Center grant funds, of an amount not to exceed \$100,000, for physical improvements to Super Save Market, located at 4517 Third Street on the northeast corner of Third Street and McKinnon Street; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 22-2010)
- (e) Authorizing a Second Amendment to the Amended and Restated Predevelopment Loan Agreement, Grant Agreement, and Disposition and Development Agreement, each with Berry Street LLC, a California Limited Liability Company, to expand the definition of eligible household to include households earning up to 120% of Area Median Income, in conjunction with the development and sale of 131 units of low- and moderate-income first-time homeownership housing at 330 Berry Street and 335 Berry Street; Mission Bay North Redevelopment Project Area. (Resolution No. 23-2010)
- (f) Authorizing a First Amendment to the Ground Lease Agreement with the City and County of San Francisco to change the permitted uses and related terms to allow for non-parking uses of a portion of Assessor's parcel 0817, Lot 30, known as Central Freeway Parcel K, and adopting environmental findings and a Statement Of Overriding Considerations pursuant to the California Environmental Quality Act; Citywide Tax Increment Housing Program. (Resolution No. 24-2010)

Commissioner Covington requested Item 4(f) be pulled from the Consent Agenda.

Commissioner Singh requested that Item 4(c) be pulled from the Consent Agenda.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, THAT ITEM 4(a) MINUTES OF THE REGULAR MEETING OF JANUARY 19, 2010; ITEM 4(b) REGULAR MEETING OF FEBRUARY 2, 2010; ITEM 4(d) RESOLUTION NO. 22-2010, AUTHORIZING THE APPLICATION FOR HEALTHY URBAN FOOD ENTERPRISE

DEVELOPMENT CENTER GRANT FUNDS, OF AN AMOUNT NOT TO EXCEED \$100,000, FOR PHYSICAL IMPROVEMENTS TO SUPER SAVE MARKET, LOCATED AT 4517 THIRD STREET ON THE NORTHEAST CORNER OF THIRD STREET AND MCKINNON STREET; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA; ITEM 4(e) RESOLUTION NO. 23-2010, AUTHORIZING A SECOND AMENDMENT TO THE AMENDED AND RESTATED PREDEVELOPMENT LOAN AGREEMENT, GRANT AGREEMENT, AND DISPOSITION AND DEVELOPMENT AGREEMENT, EACH WITH BERRY STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, TO EXPAND THE DEFINITION OF ELIGIBLE HOUSEHOLD TO INCLUDE HOUSEHOLDS EARNING UP TO 120% OF AREA MEDIAN INCOME, IN CONJUNCTION WITH THE DEVELOPMENT AND SALE OF 131 UNITS OF LOW- AND MODERATE-INCOME FIRST-TIME HOMEOWNERSHIP HOUSING AT 330 BERRY STREET AND 335 BERRY STREET; MISSION BAY NORTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

REGULAR AGENDA

- (c) Authorizing the application for Statewide Park Program Grant Funds, of an amount not to exceed \$750,000, for improvements to and renovations of Shoreview Park, located at the northeast corner of Beatrice Lane and Lillian Court, Resolution No. 21-2010

Presenter: Licinia McMorrow, Agency Staff

Speakers: None

Vice President Singh asked with the park being less than one acre, why is the cost so much money (\$1.25 M).

Ms. McMorrow stated that the cost of parks similar in size have had similar budgets. She stated there is a Letter Agreement with the Department of Public Works for the design of the park which will be rebuilt from the ground up.

Vice President Singh put forth a motion to move Item 4(c).

Commissioner Bustos seconded Mr. Singh's motion.

President Swig asked for clarification that the item was not coming out of the current Redevelopment Agency budget, that it is a separate application for funds from another Agency, and all that was being requested is approving the application for the funds.

Ms. McMorrow stated Mr. Swig was correct.

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 21-2010, AUTHORIZING THE APPLICATION FOR STATEWIDE PARK PROGRAM GRANT FUNDS, OF AN AMOUNT NOT TO EXCEED \$750,000, FOR IMPROVEMENTS TO AND RENOVATIONS OF SHOREVIEW PARK, LOCATED AT THE NORTHEAST CORNER OF BEATRICE LANE AND LILLIAN COURT, BE ADOPTED.

- (g) Authorizing a First Amendment to the Ground Lease Agreement with the City and County of San Francisco to change the permitted uses and related terms to allow for non-parking uses of a portion of Assessor's parcel 0817, Lot 30, known as Central Freeway Parcel K, and adopting environmental findings and a Statement Of Overriding Considerations pursuant to the California Environmental Quality Act; Citywide Tax Increment Housing Program. (Resolution No. 24-2010)

Presenter: Sally Oerth, Agency Staff

Speaker: Ace Washington

Commissioner Covington stated as a result of public comment, she asked if the project was located in the former Western Addition A-2 area.

Ms. Oerth stated it was not.

Commissioner stated it has been some time since the Loma Prieta earthquake and asked if there was a reason why the Agency has three parcels that are not in pre-development.

Ms. Oerth stated staff is working on the parcels in conjunction with the rest of the Agency's housing program. Unlike Redevelopment project areas which generate a source of funds, citywide housing is used to fund the majority of the parcels. Ms. Oerth indicated that since there are a number of demands on those funds, they have done one parcel at a time since it is difficult to do multiple parcels in the area at one time. Parcel A, Parkview Terrace has completed construction, Parcel G & Q are in construction, and Parcel C are in pre-development which staff will be requesting for construction funding later in the year. Ms. Oerth stated they do not anticipate offering Parcel K this fiscal year given the budget constraints; it is still in the pipeline but do not think construction will start within three years which is the term they are seeking.

Commissioner stated that Hayes Street has become a vibrant center of the neighborhood and Parcel K has been sitting for so long on what is the business strip of the community. She stated that the parcel is now being used as a parking lot with Zip Cars and other city vehicles. Ms. Covington asked: (1) what is going to happen to the cars; (2) with the three year plan of interim food spaces, what kind of spots are they going to be; will they be converted trailers or

coaches that pop up in different places around the city, (3) the people who commit to a three year term on a lease on the site, are they going to feel grandfathered in after the three years. Ms. Covington's concern is that they would be left something that was meant to be temporary and becomes permanent.

Ms. Oerth stated that it is everyone's intent to be clear throughout the process that they are interim uses and have made it clear to everyone throughout the process that they do anticipate developing the spaces for affordable housing and they will continue to convey that message. Ms. Oerth stated one of the terms they are including in the amendment is that whomever they sublease the site to waive any relocation benefits, and have made it clear that it is short term interim use for a site that will be developed for affordable housing.

Commissioner Covington asked if there have been any discussions with shop keepers in the area.

Ms. Oerth stated the item has been discussed at the Hayes Valley Merchants Association who supported the proposal.

Mr. Rich Hillis, Mayor's Office, commended the Agency for how quickly they have built the projects on the freeway parcels. He stated that the private parcels have lagged due to the economy and waited until the Market Octavia plan was adopted before the parcels were put out to bid. Mr. Hillis stated the plans are to sell the parcels within the next two years. The agreement with the Agency is a percentage of the money from selling the parcels comes back to the Agency to help build the housing which will help with the funding for Parcels K, P, and U. Mr. Hillis stated that the Zip Cars are a component of the proposal they have for Parcel K; there will be equal to or more Zip Cars in car share spaces in the new interim use than what is there now. Mr. Hillis indicated that they are anticipating four or five temporary carts/trucks which has been very successful in other cities and could be moved to another parcel in three years; the carts are the equivalent size of small trucks which would be stationary.

Commissioner Breed stated she had concerns that once a business gets settled, they wouldn't want to leave. Ms. Breed asked how long it would take to prepare the parcel for such uses.

Mr. Hillis stated it would only take about 60 days since it is a mobile effort. He stated that they have had the same concerns and are working with developers citywide to take on projects to utilize vacant parcels. Mr. Hillis indicated that the Merchants and the Hayes Valley Neighborhood Association requested this use and understand it is an interim use.

Commissioner Breed asked if the decision has been made as to who will be on the particular parcels.

Mr. Hillis stated they have issued an RFP for all the parcels for interim uses.

Commissioner Covington put forth a motion to move Item 4(f)

Commissioner Singh seconded Ms. Covington's motion.

President Swig stated that he would like to reiterate Ms. Covington's suggestion that they look to the group that was awarded grants for developing businesses in the Fillmore Arts Jazz District six months ago, the incubators in particular. Mr. Swig asked as this moves forward that Urban Solutions and Staff, who have had experience on this activity, contact those grantees so they would have an opportunity of having a preference and an option to be on that site with their mobile facilities

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 24-2010, AUTHORIZING A FIRST AMENDMENT TO THE GROUND LEASE AGREEMENT WITH THE CITY AND COUNTY OF SAN FRANCISCO TO CHANGE THE PERMITTED USES AND RELATED TERMS TO ALLOW FOR NON-PARKING USES OF A PORTION OF ASSESSOR'S PARCEL 0817, LOT 30, KNOWN AS CENTRAL FREEWAY PARCEL K, AND ADOPTING ENVIRONMENTAL FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; CITYWIDE TAX INCREMENT HOUSING PROGRAM, BE ADOPTED.

- (h) Workshop on the Hunters Point Shipyard Phase 2-Candlestick Point Integrated Development Project, including the Transportation Plan and Amendments to the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans; Bayview Hunters Point Redevelopment Project Area and Hunters Point Shipyard Redevelopment Project Area

Presenter: Tiffany Bohee, Al Thom, Tom Evans

Speakers: Ron Lee, Michael Tsang, Dr. Ahimoa Porter Sumchai, Richard Ow, Francisco DaCosta, Kevin Jefferson, Rev. Arnold Townsend, Rev. Amos Brown, Jarhonda Jones, Ace Washington, Dedria Smith, Espanola Jackson

Commissioner Bustos asked for further information on unbundling parking.

Mr. Thom stated the proposal is that with the housing units provided, there would also be a parking provision for the units. He stated that you can choose not to have a parking space if you do not drive, do not have car, or wish to keep the housing costs low.

Commissioner Bustos stated that he brought this issue up due to it not being practical to families, particularly poor families, if they need to travel from one part of the city to another, and asked if there are any provisions for units that have families so they can be provided a parking space.

Mr. Thom stated the cost of the parking is already embedded in the unit; when a housing unit is bought it is part of the cost; they are separating it out so they have a choice.

Mr. Evans stated one of the exceptions to the unbundling requirements is affordable housing. The affordable housing units for a variety of reasons, including the funding structure, will not be required to be unbundled.

Commissioner Bustos stated he wanted to make sure low income families have an opportunity to have a parking space.

Commissioner Breed stated that transportation in the Bayview is very important when trying to move forward with the plan to redevelop the area. Ms. Breed stated it takes quite some time to get around in the area and other areas in the City and requested that there be more outreach in the area where residents reside in the Bayview areas that will mostly be impacted, particularly in the Shipyard area. Ms. Breed would also like to have included in the plan specific outlines that show hills/inclines since there are quite a few hills that are very steep in the Bayview. Ms. Breed asked if the roads/bike/walking routes are realistic and asked what are the plans were for parking the bikes. Ms. Breed stated that she thought the plan was good overall but preferred that there be more detailed discussion on each area.

Mr. Thom agreed with Ms. Breed's point about topography, not just for bicycles but for people who get off the bus and have to face a hill.

Commissioner Breed stated she would like to explore the issue more once they have more community input. Ms. Breed stated she would like more of a direct outreach in the way of discussions or surveys to residents who take public transportation in the Bayview and ask them, what are some of the obstacles they face, what are the routes they take, how long does it take them; a clearer understanding of what they are experiencing now and how the plan will impact them and make it better. Ms. Breed stated there may be information from the residents that may make the plan better.

Mr. Thom indicated a lot of what drove the plan is direct responses from the community, meeting with focus groups, discussions about some of the challenges and barriers they face with transportation. Mr. Thom stated the multi colored transit network was out of the direct request from the community which shows the local lines separated from the regional lines. Mr. Thom stated they will continue outreach and will provide the Commission with background on the outreach.

Commissioner Covington asked what MTA's commitment was to the process since there are new bus lines. Ms. Covington stated that it seems as though the services for the citizens of the City and County of San Francisco are contracting, not expanding.

Mr. Thom stated that MTA is working directly with people who are struggling to help the service become sustainable. Some of the challenges are competition on the existing street, what slows the buses down, what congestion interferes with the reliability of the bus operation, why people wait 45 minutes for a bus, and other issues. Mr. Thom stated this is an opportunity for them to design the transit system almost from scratch to make sure they are designing the roadways that allow buses to have their own lanes, a rarity in San Francisco. He is working with the service planning group who know on a painful daily basis the cuts they are being asked to make because of the budget situation. Mr. Thom indicated that they have an opportunity to work with a funding mechanism not just in terms of the infrastructure, but building the roadways and networks so they can carry buses, look for ways where they can fund the operation and phase the operations so there is an affordable transit service. Mr. Thom stated one of the mechanisms they will be providing is the ability to dedicate revenues from the project to sustain Muni. Muni has a charter provision that allows them as a new service area to dedicate the revenues, which includes taxes for property, sales, parking, transfer tax; all taxes that come back to the general fund. Since it is a new service area, the charter allows them to dedicate a certain percentage to make sure the Muni service is sustainable. What Mr. Thom has been doing is making sure that they are phasing that service in that it never gets ahead of the revenue stream or lags too far behind. They have a detailed spreadsheet of the entire length of the project through build out that shows where the revenues come in. He is working with the people who care the most, the Muni service planning staffs who is dealing with the finances at this time, and challenging him to make sure they are doing their homework, looking at the revenue projections to make sure they meet the service costs.

Commissioner Covington appreciated Mr. Thom's detailed response to the funding stream. Ms. Covington asked for further information on the 28L bus.

Mr. Albert stated the 28L is an extension of the 28 line which runs through the Richmond/Sunset area, through City College and the Balboa Park station area, and will also run along Geneva. The 28L is a project that came out of the Transit Effectiveness program that extends it past the Bart station to the front door of the Shipyard. They are proposing that the 28L stop there and are working in partnership with the development to bring it through the front door of the Shipyard on Harney through the Candlestick area. The bridge then becomes the transit only lanes that helps the 28L come into the heart of the HPSY and terminates at the Hunters Point Transit Center. The 28L has its own lanes throughout the Candlestick Point and HPSY area with dedicated transit lanes giving it reliability and travel speed.

Commissioner Covington asked if the off-street pathways shared with pedestrians are considered as Class No. 1.

Mr. Albert stated Class No. 1 has room for both pedestrians and bicycles, sometimes separated. They have worked with both pedestrian and bicycle

advocates to make sure safety was a primary concern in the design of the bike and ped network. Mr. Albert also stated the bike path in the State Park area is separate from the pedestrian area for safety concerns; where there is a right-of-way constraint; there will be bike lanes on the Class 2 system.

Commissioner Covington asked in reference to the four lane egress across Yosemite Slough Bridge, if the four lanes of traffic area leaving the stadium how would emergency vehicles get in on game day.

Mr. Albert stated the design for the bus rapid transit lanes accommodate emergency vehicles. The advantage is buses having professional drivers and having shared their right-of-ways with emergency vehicles in the past. The traffic lanes and bus lanes will always be separated which provides the extra emergency vehicle access and avoids problems with the congestion factors on the automobile roadways.

Commissioner Covington asked for information about the funding sources for the cleanup of the shipyard and who is responsible.

Ms. Bohee, Mayor's Office, stated that the federal government funds the Navy's cleanup of the shipyard and regulators oversight. Per the Agency's conveyance agreement with the Navy, the Navy is obligated to clean the shipyard to the intended use. In the case where there is an intended use, there is a stadium site, the cleanup standards for research and development are exactly the same for a stadium site, and in addition, the environmental remedies whether it's for residential or research and development use, are the same. The Navy would be required or whoever implements the project would still be required to provide for a cover remedy; the building, the street, open space, and vapor barriers for particular areas where the regulators feel that that is necessary within a building.

Commissioner Covington asked why there was so much confusion about the cleanup of the shipyard.

Ms. Bohee stated that it has taken quite some time for the Navy to get going, in the last five years there has been a total half a billion dollars spent on the cleanup to date that has accelerated as a result of the Agency's involvement over the past two years. The regulators are charged with making sure that the shipyard cleanup in all forms and all cases is safe for the people and the environment. Ms. Bohee stated that no development will happen until the regulators weigh in on that.

Commissioner Bustos asked what can be done to ensure people that the shipyard is being cleaned up.

Ms. Bohee stated the City, the Agency, and the Department of Public Health continue to have ongoing hearings, such as at the Board of Supervisors, the Department of Public Health, small group meetings at resident's homes in the Bayview and the Shipyard, public meetings sponsored by the City and the

Agency, as well as the Navy continues to conduct such meetings. She stated that they will continue their outreach process with more workshops, meetings with the PAC and CAC, meetings with the regulators and the Navy to make sure the message gets out.

Commissioner Singh commended staff for a very good and detailed workshop.

President Swig stated the environmental issue is very confusing and suggested that in the future when staff presents a workshop on environmental issues, they should always provide environmental overlay maps which would show where the problems are and provide in-depth details in order to avoid fears from the community as expressed by Ms. Espanola Jackson.

President Swig asked for further information about the site where the stadium might not be.

Mr. Evans stated the stadium site is for the most part mixed used residential with some neighborhood commercial.

President Swig asked if the space at one point was planned for millions of square feet of R&D.

Mr. Evans stated there were two stadium alternatives analyzed in the Draft EIR. One showing all R&D with an additional 2.5M square feet of R&D space, and the other alternative shows all residential.

President Swig had previously suggested at a prior meeting if there was a possibility of building a hotel on the opposite side of the R&D space but was informed that there is a significant amount of contamination on the site. Mr. Swig stated an overlay of the contamination explanation is important so the Commission is assured they are making the right decisions for the community with regard to the environment and risking people's lives and exposure to environmental issues.

Mr. Evans stated the conditions on Parcel C are environmentally more challenged than the conditions at the stadium site which remains restricted for R&D outside the overlays closer to Building 101. The earlier version of the urban design plan presented at previous presentations was focused on R&D; the introduction of residential in the area is a newer addition which began with the Draft EIR published last fall.

President Swig asked that more focus be placed on the environmental issues to put to rest the concerns of the neighborhood and concerned citizens that correct and safe decisions are being made environmentally for people to function in those areas. Mr. Swig reiterated that he wanted to assure the community that the Agency is making the best intentions for their safety.

- (i) Resolution No. 25-2010, Approving An Amendment of the Agency's Fiscal Year 2009-2010 Budget To: (1) Increase The Amount Of Bond Proceeds To Be Received By The Agency In An Amount Not To Exceed \$28.0 Million; (2) Increase Expenditure Authority By \$28.8 Million, Which Includes \$16.483 Million That Is Borrowed From The Low And Moderate Income Housing Fund (LMIHF), for Payment to the Supplemental Educational Revenue Augmentation Fund (SERAF); And Making Findings That There Are Insufficient Funds From Sources Other Than The LMIHF to Make the SERAF Payment; Establishing A Repayment Obligation In The Amount Of \$16.483 Million to the LMIHF By June 30, 2015; And Amending The Agency's Fiscal Year 2009-10 Statement Of Indebtedness.

Presenter: Amy Lee, Agency Staff

Speakers: Ace Washington

Commissioner Bustos put forth a motion to move item 4(j).

Commissioner Covington seconded Mr. Bustos' motion.

ADOPTION: IT WAS MOVED BY COMMISSIONER BUSTOS, SECONDED BY COMMISSIONER COVINGTON, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 25-2010, APPROVING AN AMENDMENT OF THE AGENCY'S FISCAL YEAR 2009-2010 BUDGET TO: (1) INCREASE THE AMOUNT OF BOND PROCEEDS TO BE RECEIVED BY THE AGENCY IN AN AMOUNT NOT TO EXCEED \$28.0 MILLION; (2) INCREASE EXPENDITURE AUTHORITY BY \$28.8 MILLION, WHICH INCLUDES \$16.483 MILLION THAT IS BORROWED FROM THE LOW AND MODERATE INCOME HOUSING FUND (LMIHF), FOR PAYMENT TO THE SUPPLEMENTAL EDUCATIONAL REVENUE AUGMENTATION FUND (SERAF); AND MAKING FINDINGS THAT THERE ARE INSUFFICIENT FUNDS FROM SOURCES OTHER THAN THE LMIHF TO MAKE THE SERAF PAYMENT; ESTABLISHING A REPAYMENT OBLIGATION IN THE AMOUNT OF \$16.483 MILLION TO THE LMIHF BY JUNE 30, 2015; AND AMENDING THE AGENCY'S FISCAL YEAR 2009-10 STATEMENT OF INDEBTEDNESS, BE ADOPTED.

- (j) Workshop on the Agency's Fiscal Year 2010/11 Budget

Presenter: Amy Lee, Olsen Lee, Stephen Maduli-Williams

Speakers: Ace Washington

Commissioner Bustos asked how many Agency staff members are working on the certificate of preference program.

Mr. Lee stated there are two full time staff and a manager, support of the legal division, and the entire Agency at some point is involved in some manner.

Mr. Blackwell stated since staffing of the Certificate of Preference Program in the last two years, they have issued more Certificates on an annual basis than what has been issued in the last decade combined. Mr. Blackwell stated the impact of staffing the program has been substantial.

President Swig asked if there is a conversion of part timers to FTE's, how will the FTE cap be maintained.

Ms. Lee stated in referring to FTE count, they are considered permanent as well as limited term.

Mr. Blackwell clarified that equal term does not necessarily equal part-time, they were limited term assignments that have now become permanent.

President Swig expressed his concern about debt service.

Ms. Lee stated the bond issuance amount has been significantly reduced for the next fiscal year. In addition to this year's current budget process, they are looking at past balances in both tax exempt and taxable bond proceeds; if there are unspent proceeds they are looking at paying down some of the debt using those unspent balances.

President Swig stated last year's bonds were issued in the range of 3-5% and it was anticipated that the bonds that would be issued in the upcoming year would be in the range of 7-11%. Mr. Swig asked where that would be coming from.

Ms. Lee stated for tax exempt bonds they are seeing lower rates, for taxable they are seeing higher rates of up to 9% which is a rate most public entities have been receiving. Ms. Lee indicated the 2008/09 bonds were issued in September 2009 due to the timing of the market and how the market would receive the bonds.

President Swig asked that in a future session staff provide a year to date status, what has been spent to date so the Commission can see some comparisons between what was proposed and what actualized and see where there might have been some areas that were under spent or areas that came in more than anticipated.

Ms. Lee indicated in preparing the budget staff used the report of year to date actuals.

Mr. Blackwell indicated this is a case where the past may not be a good benchmark for the future since some projects get delayed, some don't. While they may get a sense of past trends, it would not necessarily be an accurate predictive for future spending.

President Swig stated the public and the Commission may be interested in how the budget has been managed; how the Agency performed versus what was anticipated a year ago.

Ms. Lee stated the information would be provided.

- (k) Resolution No. 26-2010, Authorizing a Personal Services Contract with Twin III Maintenance Company, a sole proprietorship, for a term of one year with two one-year options in an amount not to exceed \$297,022 (including a \$50,000 contingency) to provide cleaning, maintenance and roving site inspection services on an as-needed basis for five Agency-owned properties; All Redevelopment Project Areas and City-Wide Housing Sites.

Presenter: Audrey Kay, Agency Staff

Speakers: Robert Wade, Edmond Juicy Larry

President Swig expressed his appreciation for Mr. Wade's service and support.

Commissioner Breed asked why West Coast Maintenance was not selected.

Ms. Kay stated there was a new RFP issued and Twin III's budget and scope of service presented a good proposal.

Commissioner Breed asked what the difference is between the two companies.

Ms. Kay stated Twins III bid came in at \$80,316 and West Coast Maintenance's bid came in at \$143,760.

Mr. Blackwell pointed out that on page two of the staff report shows the proposed costs associated with the scope of work associated with the RFP. West Coast Maintenance was significantly higher than all the other bids.

Commissioner Breed asked if it the cost of the contract was specified prior to bidding.

Ms. Kay stated most of the companies inquired as to the current contract amount prior to bidding.

Commissioner Breed asked if staff researched background information on Twin III.

Ms. Kay stated a reference check was conducted which came back with excellent references.

Commissioner Breed stated she would not be able to support the item at this time until she receives more information on Twin III, and for reasons of loyalty

and people who have done work for the Agency regardless of fees. Ms. Breed stated she has a concern with a business that has been doing a good job for the Agency being left out of the process regardless of being the highest bidder.

Commissioner Singh stated Twin III came as the third highest bidder but West Coast's bid came in with a much higher bid. Mr. Singh asked if the Agency has worked with Twin III before.

Ms. Kay stated the Agency has not worked with Twin III before but they placed a bid on the contract three years ago and West Coast beat them out for the contract with a lower bid at that time.

Commissioner Singh stated since staff performed cross references on Twin III, he did not feel there would be any problems and put forth a motion to move Item 4(l).

Commissioner King agreed with Ms. Breed's comments and asked how many years did West Coast Maintenance have the contract and who had the contract prior to West Coast Maintenance.

Ms. Kay stated West Coast Maintenance had the contract for three years and that prior to this contract Agency staff maintained the properties.

Mr. Blackwell stated the bundling of several properties and packaging them for one contract was new within the last three years which West Coast Maintenance had the three year contract for the bundled services. Mr. Blackwell pointed out that they are not recommending the lowest bidder in this case due to balancing the proposed price, background, and skills in terms of being able to do the work. They are proposing the third highest bidder since they believed Twin III possessed the dual desires in terms of efficiency from the economic point of view and also brings in someone who has the capacity to do the job well. Mr. Blackwell stated the main reason they are not recommending West Coast Maintenance is due to their bid which was far higher than some of the lower bids; it is not a case of staff being unhappy with the work, but due to the level of efficiency in terms of how they are using the resources.

Commissioner King stated he understood the decision.

Commissioner Bustos stated based on the staff report he believes the process was fair with staff performing their due diligence with the pre-bid conference. Mr. Bustos seconded Mr. Singh's motion.

Commissioner Breed expressed her concern about maintaining the relationships with the people around the properties and asked that those relationships should continue to exist. Ms. Breed stated she did have a problem with Mr. Wade's bid which came in very high in comparison to the rest of the bids, but does not feel that should be a reason to discontinue using Mr. Wade's services. Ms. Breed stated there have been times where the Agency has made executive decisions as

Commissioners and have, in the interest of dealing with sensitive situations, have changed the rules. She stated in this case she did not feel the need to support a new company primarily due to the population and how she was communicated to as a Commissioner in the past of how West Coast Maintenance staff dealt with and were sensitive to the needs of the people they were impacting by coming into their neighborhoods and being questioned about where did they come from and then forging those relationships so there wasn't a lot of drama like there had been in the past. Ms. Breed stated she would like to continue the item to take more time to look into the situation or make an executive decision to leave the amount at the \$80,000 recommendation but change the company or make some type of decision to move the item forward in a different way.

Commissioner King asked for clarification of Ms. Breed's recommendation.

Commissioner Breed suggested the item be continued or direct staff to work with West Coast Maintenance Service to continue the contract with them.

Commissioner Bustos stated he felt there was a fair process with businesses submitting their bids and going through a process. He stated that the Commission relies on staff to do their due diligence and believes they did so.

Commissioner Breed stated there are times, in order to do some things right, they need to change the rules. She feels it's best to deviate from the process in this case to better serve the community.

Commissioner King stated the key is in working with the community which West Coast Maintenance has been doing well.

President Swig asked Ms. Rita Harvey-Tyler, proprietor of Twin III, her experience specifically in tough blighted neighborhoods that have high instances of graffiti and homelessness.

Ms. Harvey-Tyler stated, specifically relating to San Francisco, they provide pressure water services for Cal Trans at the Transbay Terminal where there is a high incident of high vagrancy, and graffiti work for DPW at 2323 Cesar Chavez where they work with the blight ordinance as far as moving graffiti throughout the city. Most of the graffiti work they perform is in the Tenderloin area on Geary Street. Ms. Harvey-Tyler stated they have had a lot of experience over the years with homeless people just as Mr. Wade has experienced. She stated her company also cares about the homeless population where she and her husband have built a relationship with the homeless population they have come to know by providing the services throughout the city. Ms. Harvey-Tyler indicated that she understood Ms. Breed's concerns about the homeless population, about how people are treated and believes people should be treated equal just as she would like to be treated. Ms. Harvey-Tyler indicated that the fact that someone is homeless and they have issues and concerns of littering and leaving debris throughout the city is just as much as her concern as it is Mr.

Wade's. She stated that she realizes Mr. Wade has had the contract for a few years and understand the hardship in losing the contract, but she has bid several contracts and prides herself on her company to do a good job for people and has come up against the same situation countless times as Mr. Wade. Ms. Harvey-Tyler stated when she had previously bid the contract and did not get the job; she was equally as upset and understanding about the loyalty of being able to keep work and priding herself with working with the customer and the people in the community because it also impacts them equally. They interact with everyone with regards to the homeless situation and drug situation because they make it a point to make sure everyone in the community are safe and that they are doing a good job. Ms. Harvey-Tyler stated she felt she passed on the best dollar amount in the bidding process to do the work since they are already providing removal of graffiti and pressure water services with DPW. In addition to the number of days proposed, she believes regardless if they are not scheduled to work a certain day but are in the area, they take care of any situation at hand instead of leaving it for the day they are scheduled to work. They give extra services since that is how they take pride themselves in doing their work by giving good customer service and good interaction with the people and the communities so they make sure they minimize the concerns and issues the Agency receives from property owners and business people who live and work in the area. Ms. Harvey-Tyler stated she appreciated the opportunity to speak but just as Mr. Wade's in the situation of losing services, she too is in the same situation when bidding jobs. She would like to generate income where she can and hire people within the community where she is providing services and also gives back to the community. Ms. Harvey-Tyler stated she will not provide less than what Mr. Wade is providing and does not believe it will be a problem for people to come to know them because she believes they will realize that they too are just as concerned about them and the Agency in making sure the job gets done and everyone is equally happy.

President Swig stated there are two clearly competent firms but there is a process. Mr. Swig stated the RFP process is full of integrity and a fair process by staff. He thanked Mr. Wade for his hard work and determination in supporting the Agency. Mr. Swig indicated if the Commission deviates from the process, it would undermine the Agency's credibility and would cause high quality people from bidding on future jobs. Mr. Swig respectfully disagreed with Ms. Breed but shares her sensitivity, it is not about the money but it is about the process and the Agency's integrity. Mr. Swig recommended that the contract be reviewed at the end of one year to hold the new vendor accountable for the number she bid and would like the opportunity for the Executive Director to review the circumstance after one year and if the bid did not have integrity, he suggested that the contract be re-bid based on the terms and conditions as approved.

Commissioner King stated for the record that the Commission does not have to approve what staff is recommending.

President Swig agreed with Mr. King that the Commission should not rubber stamp items that come before them for their approval.

Commissioner Breed stated for clarification that her comments did not have anything to do with the company being proposed for the contract. Ms. Breed indicated that she understands and respects what Mr. Swig stated about the process but reiterated that there are times when you need to do certain things in order to make a difference for the people.

President Swig stated there was a motion and a second, and indicated that he would be taking a roll call.

Commissioner King – Aye
Commissioner Bustos – Aye
Commissioner Singh – Aye
Commissioner Breed – Abstained
Commissioner Swig - Aye

President Swig stated there were four in favor, and one abstention.

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, (WITH COMMISSIONER BREED ABSTAINING, AND COMMISSIONER COVINGTON ABSENT) THAT RESOLUTION NO. 26-2010, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH TWIN III MAINTENANCE COMPANY, A SOLE PROPRIETORSHIP, FOR A TERM OF ONE YEAR WITH TWO ONE-YEAR OPTIONS IN AN AMOUNT NOT TO EXCEED \$297,022 (INCLUDING A \$50,000 CONTINGENCY) TO PROVIDE CLEANING, MAINTENANCE AND ROVING SITE INSPECTION SERVICES ON AN AS-NEEDED BASIS FOR FIVE AGENCY-OWNED PROPERTIES; ALL REDEVELOPMENT PROJECT AREAS AND CITY-WIDE HOUSING SITES, BE ADOPTED.

- (I) Resolution No. 27-2010, Authorizing a Disposition and Development Agreement with Hunters View Associates, L.P., for the real property located at the Southeast corner of Fairfax and Keith Streets, Assessor's Block 4720, Lot 27 (a portion), subject to a final McEnerney judgment by the San Francisco Superior Court, and in conjunction with the development of 83 units of very low income rental housing, and adopting environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area, Citywide Tax Increment Housing Program.

Presenter: Erin Carson, Agency Staff

Speakers: None

Commissioner Breed put forth a motion to move item 4(m).

Commissioner Singh seconded Ms. Breed's motion.

ADOPTION: IT WAS MOVED BY COMMISSIONER BREED, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, (WITH MS. COVINGTON ABSENT) THAT RESOLUTION NO. 27-2010, AUTHORIZING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH HUNTERS VIEW ASSOCIATES, L.P., FOR THE REAL PROPERTY LOCATED AT THE SOUTHEAST CORNER OF FAIRFAX AND KEITH STREETS, ASSESSOR'S BLOCK 4720, LOT 27 (A PORTION), SUBJECT TO A FINAL MCENERNEY JUDGMENT BY THE SAN FRANCISCO SUPERIOR COURT, AND IN CONJUNCTION WITH THE DEVELOPMENT OF 83 UNITS OF VERY LOW INCOME RENTAL HOUSING, AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, CITYWIDE TAX INCREMENT HOUSING PROGRAM, BE ADOPTED.

5. **MATTERS NOT APPEARING ON AGENDA:** None

6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS.**

Edmund Juicy Lemon

7. **REPORT OF THE PRESIDENT:**

- Reminded the Commission of the request from Matthew Goudeau, Director of the Mayor's Office of Protocol and Appointments to fill out the Mayoral Appointee form due April 10th.
- Requested the Board Secretary to forward the Commissioners Form 700 due April 1st.
- Reported the Commissioners Retreat will be held on Tuesday, June 22nd at the South Beach Harbor.
- The Commission is scheduled for a tour of BVHP; the first group scheduled March 16th, and the second on March 31st. Mr. Swig would like the residents of BVHP to know that the Commissioners are all up to date and will be taking a site seeing tour of the most important project at the moment.

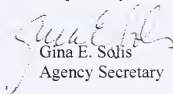
8. **REPORT OF THE EXECUTIVE DIRECTOR:**

- Director Blackwell stated a joint meeting with the Planning Commission for approval of the various documents related to the Candlestick Shipyard project. Associated with the approval, the Commission will be receiving periodically are binders of information related to the D for D, the Redevelopment Plan, the Disposition and Development Agreements and various attachments which includes the housing plan, community benefits plan, sustainability plan, and others. Mr. Blackwell stated that the Commission as well as the PAC and CAC will be receiving the documents as soon as they become available for their review.

9. COMMISSIONERS' QUESTIONS AND MATTERS: None.
10. CLOSED SESSION: None.
11. ADJOURNMENT:

It was moved by Commissioner Breed, seconded by Commissioner Singh, and unanimously carried that the meeting be adjourned at 7:50 p.m.

Respectfully submitted,


Gina E. Solis
Agency Secretary

ADOPTED:

APRIL 20, 2010

**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
6TH DAY OF APRIL 2010**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 6TH day of April 2010, at the place and date duly established for holding of such a meeting.

President Swig called the meeting to order at 4:00 p.m.

Mr. Swig welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Swig asked members of the public who wished to address the Commission to fill out speaker cards, and to state their names for the record, and to limit their remarks to three minutes. Mr. Swig stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-noticed meeting agenda.

1. RECOGNITION OF A QUORUM

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel M. Bustos
Francee Covington
Leroy King

Fred Blackwell, Executive Director, and staff members were also present.

2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY. No Reportable Action.

3. MATTERS OF UNFINISHED BUSINESS. None.

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4. MATTERS OF NEW BUSINESS:

CONSENT AGENDA :

- (a) Approval of Minutes: Regular Meeting of February 16, 2010
- (b) Approval of Minutes: Regular Meeting of March 2, 2010
- (c) Authorizing a First Amendment to an Agreement for the Purchase and Sale of Real Property of a portion of Assessor's Block 3180, Lot 1, located at Ocean and Phelan Avenues from the City and County of San Francisco, and an Access Easement Agreement with the City and County of San Francisco for pedestrian access and emergency egress on City-owned property, all in conjunction with the construction of up to 80 units of low- and very-low income rental housing; Citywide Tax Increment Housing Program. (Resolution No. 28-2010)
- (d) Authorizing the Executive Director to enter into a Permit to Enter with the United States of America, acting by and through the Department of the Navy, for a two-year term to build and maintain a temporary access road on Agency-owned property behind Building 808; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 29-2010)
- (e) Authorizing Execution of a Cost Per Image Agreement with Toshiba Business Solutions, Inc., a California Corporation, for the lease and maintenance of one model e-Studio 1110 and two model e-Studio 555 digital copy machines for a three-year term and an optional three-year extension for a total amount not to exceed \$177,000 subject to annual appropriations. (Resolution No. 30-2010)
- (f) Authorizing Execution of a Fourth Amendment to the Joint Powers Agreement with the California Department of General Services governing the San Francisco State Building Authority (Resolution No. 31-2010)

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER BREED, AND UNANIMOUSLY CARRIED THAT THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 16, 2010; MINUTES OF THE REGULAR MEETING OF MARCH 2, 2010; RESOLUTION NO. 28-2010, AUTHORIZING A FIRST AMENDMENT TO AN AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY OF A PORTION OF ASSESSOR'S BLOCK 3180, LOT 1, LOCATED AT OCEAN AND PHELAN AVENUES FROM THE CITY AND COUNTY OF SAN FRANCISCO, AND AN ACCESS EASEMENT AGREEMENT WITH THE CITY AND COUNTY OF SAN FRANCISCO FOR PEDESTRIAN ACCESS AND EMERGENCY EGRESS ON CITY-OWNED PROPERTY, ALL IN CONJUNCTION WITH THE CONSTRUCTION OF UP TO 80 UNITS OF LOW- AND VERY-LOW INCOME RENTAL HOUSING; CITYWIDE TAX INCREMENT HOUSING PROGRAM; RESOLUTION NO. 29-2010, AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A PERMIT TO ENTER WITH

THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE DEPARTMENT OF THE NAVY, FOR A TWO-YEAR TERM TO BUILD AND MAINTAIN A TEMPORARY ACCESS ROAD ON AGENCY-OWNED PROPERTY BEHIND BUILDING 808; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA; RESOLUTION NO. 30-2010, AUTHORIZING EXECUTION OF A COST PER IMAGE AGREEMENT WITH TOSHIBA BUSINESS SOLUTIONS, INC., A CALIFORNIA CORPORATION, FOR THE LEASE AND MAINTENANCE OF ONE MODEL E-STUDIO 1110 AND TWO MODEL E-STUDIO 555 DIGITAL COPY MACHINES FOR A THREE-YEAR TERM AND AN OPTIONAL THREE-YEAR EXTENSION FOR A TOTAL AMOUNT NOT TO EXCEED \$177,000 SUBJECT TO ANNUAL APPROPRIATIONS; AND RESOLUTION NO. 31-2010, AUTHORIZING EXECUTION OF A FOURTH AMENDMENT TO THE JOINT POWERS AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF GENERAL SERVICES GOVERNING THE SAN FRANCISCO STATE BUILDING AUTHORITY, BE ADOPTED.

REGULAR AGENDA

(g) Workshop on the Agency's Fiscal Year 2010/11 Budget

Presenter: Stephen Maduli-Williams, Vanessa Dandridge, Thor Kaslofsky, Catherine Reilly, Cathy Pickering, Mike Grisso, Lisa Zayas-Chien, Christina Garcia

Speakers: Angelo King, Espanola Jackson, Carolyn Diamond

Commissioner Covington stated she was very heartened by the presentation; it was very clear and concise, and is what they need as Commissioners and citizens of the City and County of San Francisco to fully understand the entire scope of the Agency's budgetary responsibilities. She indicated that she was extremely excited to share the overview with fellow citizens because the Agency does so much in San Francisco under the auspices of the Redevelopment Agency revitalizing neighborhoods, providing affordable housing, and the budgetary process is an opportunity to provide all the information at one time. Ms. Covington also expressed her excitement of the Mid Market Survey Area. She had received a number of calls for many years from people who were concerned that Mid Market has been languishing and doesn't seem to be any entity that can get in the area and do things; she assured them that the Agency is the entity that could.

Commissioner Bustos addressed Director Blackwell in commending him and his staff for the incredible work put into the budgetary process; it was very clear and concise, but also clear that the Agency is doing a lot of work which is also creating a lot of opportunities. Mr. Bustos indicated as a San Franciscan, he was happy to see all the great opportunities but with that he stressed again the important fact of local hiring of San Franciscans and what a great opportunity it would be for them to help build their own City and invest in their own City.

Mr. Bustos commented on his appreciation to Ms. Diamond and all the supporters of Mid Market in their continued commitment throughout these years in the hopes of bringing back activity to the Mid Market area as he remembered as a child growing up.

Commissioner Breed agreed with her fellow Commissioners' comments on the budget presentation, she stated it was one of the best budget presentations they've had, it was clear and thorough. She stated the presentation gave her a better perspective as to all the different projects the Agency is involved in. Ms. Breed also stated that she was very excited about the Mid Market area and should be one of the projects they need to concentrate on to make a difference in the area. She is looking forward to the increase in the arts and arts activity in the area. Ms. Breed stated that she is growing impatient with waiting on the Bindlestiff Theatre at the Plaza Hotel and would like to see that project move more aggressively. She stated that it is her understanding that the Theatre will start in a few months and thanked Mike Grisso for his hard work on the project. Ms. Breed stated that she feels there should be more time and effort focused on the Mexican Museum in making sure the Agency can do what they can in making sure they succeed. Ms. Breed indicated that quite a few people have expressed interest to her on the success of the Museum but she understands that interest does not amount to dollars and a lot of support is needed for the project in order to make sure it is a success; she wanted to make sure the Agency is doing everything possible and to go above and beyond since she feels the Mexican Museum is vital with regards to the Museum District the Agency is trying to create in the Yerba Buena Center. Ms. Breed expressed her concern about the Police Department in the Sixth Street Corridor and the public improvements. She expressed that she is not against the police station but her experience with the police stations in the Tenderloin and the Western Addition is that there is crime that happens directly around the particular stations. She understands the businesses are looking forward to the police station but Ms. Breed asked that before it comes before the Commission for approval she would like to know the police departments plan to improve crime around the Sixth Street Corridor and what are their plans with crime that exists in their current police stations. Ms. Breed stated she continues to hear complaints from members of the community who do not feel that they are benefiting from the opportunities on projects the Agency is involved in, they expressed that they are not being included and feel that they are not being informed of opportunities for jobs. She echoed Mr. Bustos' suggestion that the Agency focus on local hiring and to make sure they are more inclusive than they have in the past. Ms. Breed stated with the economic hardships now is the time for the Agency to step up and do something different then what has been done in the past. She would like to make sure that the Agency continues those relationships and work more aggressively towards training locals for work within their own communities. In moving forward, she stated that is issue is very important to her and does not think she would be able to support projects if she does not see that there is a difference in local hiring. Ms. Breed stated for the record that she believes the Transbay Building is too big for San Francisco. She understands there is a lot

of money, resources and jobs involved, but stressed again that she would like to see people who live in San Francisco working on those projects.

Vice President Singh thanked Director Blackwell and staff for a wonderful presentation. Mr. Singh inquired as to when the construction of the police station will start and how many police will be at the station.

Mr. Grisso stated staff is currently awaiting budgetary approval before starting construction but there has been preliminary design work on the improvements of the station. The station will be a retail type police station, completely transparent resembling a storefront with the police department logo on the window. Once they start the design work and the construction process, the anticipated completion date of the station will be in early 2011.

Vice President Singh requested a tour of the Transbay Terminal Project Area.

Commissioner King thanked staff for the good report and presentation of all the projects the Agency is involved in. Mr. King congratulated staff and asked them to keep moving forward.

Commissioner Covington asked Christina Garcia to go into more detail on workforce hiring and the sector academies.

Ms. Garcia stated the sector academies are vocational, skills, training, and job placement services along with wrap around support services that are being implemented by the Office of Economic and Workforce Development in an RFP issued in 2009. Proposals were solicited for three sector academies which are now in the process of launching several of those academies with orientations currently being held. Three sector academies currently being launched are CityBuild which is a pre-apprenticeship program for the construction industry who also works with the Agency to do direct placement on the Agency's projects. The other academy is the Green Sector Academy that is being delivered by Goodwill Industries which is also one of the Agency's JRI CBO's. Mission Hiring Hall, which operates the South of Market employment center is one of JRI's CBO's and is also the service coordinator for CityBuild. In addition to those there is also a health sector academy which is being launched by Jewish Vocational Services, Ariba Juntos, as well as a few additional partners within that project. All three sector academies are doing their initial orientations and recruitments actively now. As part of their partnership event held a few weeks ago, staff is working to make sure they are creating direct linkages and referral mechanisms from JRI CBO's within the community to the sector academies to ensure that case managers have direct lines of contact and understand clearly what the sector academy requirements are, as well as the thresholds for evaluation of those requirements so they can get agency project area job seekers linked into the academies. Ms. Garcia indicated that staff has reviewed workforce percentages, both Agency wide as well as project area to see how they are doing on a project area basis; what lessons they can learn on those statistics, and how to continue to improve placement in connection with

project area residents within the Agency's construction projects. Ms. Garcia stated the draft numbers which they are currently finalizing are about a 28% agency wide workforce percentage which includes all agency projects within all of the project areas, as well as the citywide housing portfolio which includes projects that were in the former Western Addition Project Area; 28% of the workforce hours are being completed by San Francisco residents. She stated when they look at a project area by project area basis, the highpoint at this time is: 52% of hours are completed by San Francisco residents located within the Shipyard; 41% within the Bayview project area; 32% in the citywide housing portfolio which includes all housing projects outside of the Agency's current project area including the former Western Addition Project Area; 28% in South of Market; and 20% in Mission Bay. The Workforce programs and agreements structured and established within the Agency's project areas is that first consideration is given to residents of that project area, and then all other San Francisco residents. There is a large population within the 94124 area that is looking for work and receives first consideration for work which is the reason why there is a 52% and a 41% marker in those areas. Ms. Garcia indicated that staff will be looking into improving the mechanisms for connecting all project area residents to work opportunities outside of the project area where they reside. Discussions within the Workforce Working Group is to come back to the Commission for an agency wide workforce policy that would give first consideration to all project area residents across all of the Agency's projects to leverage all the workforce opportunities in Mission Bay and the South of Market where there is not necessarily a local project area to draw from, but can connect the 94124 and 94134 residents to that work.

Commissioner Covington thanked Ms. Garcia for her thorough report and stated that it was very important for the Commissioners and the entire city family to hear the numbers which speak very well to the incredible effort that has gone into the collaboration with other departments within the city family, and to hear about the great ideas that have been generated both by the labor community and the community at large.

President Swig thanked Ms. Covington for keeping the Commission focused on workforce development and stated that the Commission will support her efforts as it is a very important issue to the Commission as a whole.

President Swig asked if the SFShines program will be part of the Leland Avenue improvements in Visitacion Valley.

Mr. Evans stated that SFShines has completed a couple of façade projects in Visitacion Valley. Staff is currently in discussions with local groups and the Office of Economic Development on how best to move the Leland Avenue process forward.

President Swig stated the Commission looks forward to a tour in about six months of the progress being made at Visitacion Valley. President Swig asked what the timing was on the Folsom Street off-ramp.

Mr. Grisso stated that construction of the off-ramp would start by the end of this calendar year and would be completed towards the end of the following year.

President Swig asked for details on the rail system and the funding.

Mr. Grisso stated TJPA is projecting the start of construction of the rail extension in 2015, assuming that they will get the funding for the project, with the completion of the complete rail extension to be anticipated around 2020.

President Swig stated there was no mention of jobs in the Transbay project. He asked how the Commission can get the message across to TJPA on making it a priority in employing San Franciscans on all the job opportunities that will be forthcoming on the Transbay project.

Mr. Grisso stated that all projects described in the budget presentation use the Agency's contracting policies as well as streetscape improvements. As far as the Transit Center itself, TJPA is very committed to local hiring and are working through the city's Workforce Agency CityBuild and other agencies to affect those goals. Mr. Grisso also stated that the Commission can also communicate that message to the TJPA Board of Directors' if they wish to further emphasize the request.

President Swig stated the Commission will have similar enthusiasm and passion as they do with Bayview Hunters Point and other projects to have the same type of rigor and focus on local hiring on the Transbay project.

President Swig asked what the square footage is for the police station.

Mr. Grisso stated the police station is a little less than 2,000 square feet. It is a substation where they will hold briefings and members of the public will be able to walk in and seek assistance from the police.

President Swig asked when will the Elations project reach its full capacity and be fully utilized.

Ms. Garcia stated staff is continuing to roll out various modules of the Elation System and as they continue to use it and become more familiar with its level of functionality, there is more interest in building it out and continuing it to become more robust. The certified payroll module which was initially contracted for and used on a regular basis to monitor local hire efforts and prevailing wage is fully functional. The additional modules of online procurement, training module to report for JRI, as well as continuing to improve the SBE certification modules are still in progress. Ms. Garcia anticipates all modules will be completely running within the next six to nine months.

President Swig stated that he had asked for a year to date actual versus budget progress report since the Commission has not checked if the budgets are

realistic or have been fully realized. Mr. Swig thanked Ms. Lee for the report and asked that the Commission receive the reports on a quarterly basis so the Commission can be kept up to date to see how the money is being spent and whether it is being spent. Mr. Swig asked if the Mission Bay North budget for the fiscal year which was \$10M, and has \$4M remaining in the budget, will the \$4M be fully spent.

Ms. Amy Lee stated that the document reflects what has actually been spent thus far in Fiscal Year 2009/10 which ends in June. The selling of bonds was held back in 2008/09 and sold in the 2009/10 Fiscal Year which also added a substantive amount. Ms. Lee stated the debt service payment is not made until August or September of 2013/14 which shows as remaining fund balance. In preparation of the 2010/11 budget, Project Managers were directed to look at and incorporate into the budget actual year to date unspent funds which is the basis for the 2010/11 budget.

President Swig asked if the remaining funds in the Transbay budget of \$11M would be rolled over at the end of the fiscal year.

Ms. Lee stated the remaining funds would automatically roll over. She also mentioned that the ERAF payment of \$28.7M in May is also included in the remaining funds. Ms. Lee stated some of the \$11M is the affordable housing; most of the money will be spent by this fiscal year or by the end of the year. Housing also has the plan of projects and timeframes and payments that will be transferred to the developers which they expect that most of the \$100,200,000 will be spent no later than the first two months of next year; if not most will be drawn down by the end of this year. Funds will be automatically forwarded to the beginning of 2010/11 as a basis of the prior year savings.

President Swig stated the area that is over budgeted is Rincon Point-South Beach and asked if there is a reason why and whether it has been considered in the next fiscal year's budget.

Ms. Lee stated that Mr. Swig is correct, they are looking for old Port leases where they were given late bills from the Port and the rent payments were substantially higher than they had originally budgeted for. They will, in Fiscal Year 2010/2011, reflect the necessary leases of which they have the revenues to support the additional increase.

President Swig thanked Ms. Lee for the report and again asked that the Commission receive the report on a quarterly basis. Mr. Swig echoed what was heard unanimously from his fellow Commissioners; they appreciated the professionalism, hard work and dedication of the Redevelopment Staff in putting together the presentation and the overall budget, and expressed that he looks forward to a dynamic and productive next fiscal year.

The following Agenda Items 4(h, i, & j) were presented together, but acted on separately.

- (h) Workshop on the Hunters Point Shipyard Phase 2-Candlestick Point Integrated Development Project the Design for Development Documents; Bayview Hunters Point Redevelopment Project Area and Hunters Point Shipyard Redevelopment Project Area
- (i) Authorizing the Executive Director to execute a Second Amendment to the Second Amended and Restated Exclusive Negotiations and Planning Agreement for the Hunters Point Shipyard Phase 2-Candlestick Point Project ("Phase 2 ENA") between the Redevelopment Agency and HPS Development Co., LP, a Delaware limited partnership ("HPS Developer"), and CP Development Co., LP, a Delaware limited partnership ("CP Developer") to (1) eliminate the term sheet requirement, (2) make confirming changes to the Schedule of Performance and related provisions, (3) amend the predevelopment budget, and (4) assign rights, title, interest, and obligations from the HPS Developer to the CP Developer; Bayview Hunters Point Redevelopment Project Area and Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 32-2010)
- (j) Authorizing the Executive Director to execute a Second Amendment to the Second Amended and Restated Exclusive Negotiations and Planning Agreement for the Hunters Point Shipyard Phase 2-Candlestick Point Project ("Phase 2 ENA") between the Redevelopment Agency and HPS Development Co., LP, a Delaware limited partnership ("HPS Developer"), and CP Development Co., LP, a Delaware limited partnership ("CP Developer") to (1) eliminate the term sheet requirement, (2) make confirming changes to the Schedule of Performance and related provisions, (3) amend the predevelopment budget, and (4) assign rights, title, interest, and obligations from the HPS Developer to the CP Developer; Bayview Hunters Point Redevelopment Project Area and Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 32-2010)

Presenter: Tiffany Bohee, MOEWD, Tom Evans, Agency Staff, David Thom, Urban Designer and master Architect, Stephen Maduli-Williams, Agency Staff

Speakers: Stormy Henry, Javier Marquez, Chris Jackson

President Swig stated that all Commissioners have had the opportunity over the last two weeks to do a full tour of Bayview Hunters Point/Candlestick area project which helped bring into context all the items which were presented to the Commission in the design documents. Mr. Swig would like everyone to know that the Commissioners not only attend the meetings every two weeks and sit on the platform, but also do field work to see where the building will take place and get a real sense of it. Mr. Swig stated there was commentary and concern a few weeks ago on environmental issues and would like to discuss all the issues that exist in Bayview Hunters Point and the Candlestick area so the public and the Commission can be put at ease. Mr. Swig expressed his concern about the possible development at Yosemite Slough Bridge and the issue of

getting people from one place to another. Currently, in the design for development, it is conceived that on game days it would be used for buses and other days it would be used primarily for pedestrian and bicycle with the exception being rapid transit and private cars. Mr. Swig asked if that was correct.

Mr. Evans stated that was correct, that is the current plan.

President Swig's asked if there was not to be a stadium site but becomes R&D or housing, how many square feet of R&D have been discussed for the site.

Mr. Evans stated there are two non-stadium alternatives in the design for development. One being consistent with the alternative presented in the draft EIR which is 5M square feet of R&D and no additional housing. Since that alternative was published last fall, staff has been working with the developer to come up with a hybrid alternative that included 3M square feet of R&D total with an additional 1200 additional housing units in the southern portion of the shipyard.

President Swig requested in moving forward that the bridge issue be re-reviewed and that there be further diligence on the traffic flow and the use of the bridge for more than is expected to be at this point.

Mr. Evans clarified that the decision is not only a local decision but State decision makers are also involved on this issue.

President Swig asked Mr. Evans to work with the State government and other jurisdictions as well because he feels if they are not realistic with the issue and sees that there will be problems with traffic flow. He feels the project will be compromised and will not get the full benefit and dynamic between the regional mall, residential, and the east and west commercial development.

Commissioner Singh thanked Tiffany Bohee and Thor Kaslofsky for the tour of the Hunters Point Shipyard. Mr. Singh put forth a motion to move item 4(i) and (j).

Commissioner King seconded Mr. Singh's motion.

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER KING, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 32-2010, AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A SECOND AMENDMENT TO THE SECOND AMENDED AND RESTATED EXCLUSIVE NEGOTIATIONS AND PLANNING AGREEMENT FOR THE HUNTERS POINT SHIPYARD PHASE 2-CANDLESTICK POINT PROJECT ("PHASE 2 ENA") BETWEEN THE REDEVELOPMENT AGENCY AND HPS DEVELOPMENT CO., LP, A DELAWARE LIMITED PARTNERSHIP ("HPS DEVELOPER"), AND CP DEVELOPMENT CO., LP, A DELAWARE

LIMITED PARTNERSHIP ("CP DEVELOPER") TO (1) ELIMINATE THE TERM SHEET REQUIREMENT, (2) MAKE CONFIRMING CHANGES TO THE SCHEDULE OF PERFORMANCE AND RELATED PROVISIONS, (3) AMEND THE PREDEVELOPMENT BUDGET, AND (4) ASSIGN RIGHTS, TITLE, INTEREST, AND OBLIGATIONS FROM THE HPS DEVELOPER TO THE CP DEVELOPER; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA AND HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER KING, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 33-2010, AUTHORIZING A FIRST AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH SEIFEL CONSULTING, INC., A CALIFORNIA CORPORATION, FOR CONSULTING SERVICES FOR REDEVELOPMENT PLAN AMENDMENTS AND AFFORDABLE HOUSING STRATEGIES FOR THE HUNTERS POINT SHIPYARD PHASE 2-CANDLESTICK POINT PROJECT AND BAYVIEW HUNTERS POINT SURVEY AREA C, TO EXTEND THE TIME PERIOD FOR THE CONTRACT BY SIX MONTHS TO SEPTEMBER 30, 2011 AND TO INCREASE THE CONTRACT AMOUNT NOT TO EXCEED \$240,000, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$990,000; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, AND BAYVIEW HUNTERS POINT REDEVELOPMENT SURVEY AREA C, BE ADOPTED.

- (k) Authorizing a Sublease with Carmen and Benito Solis, a sole proprietorship, doing business as Carmen's Restaurant, for an initial term of three years with one, two-year option for a portion of the bulkhead building and property located at Pier 38/40; Rincon Point-South Beach Redevelopment Project Area. (Resolution No. 34-2010)

Presenter: Audrey Kay, Agency Staff

Speakers: None.

Commissioner King put forth a motion to move Item 4(k). Mr. King stated for many years when poor Longshoremen/Warehousemen and everyone on the waterfront couldn't get a meal, Ms. Carmen Solis would feed them for many years. Mr. King stated that he would like to keep small businesses such as these intact and asked that the Commission support this item.

Vice President Singh seconded Mr. King's motion.

ADOPTION: IT WAS MOVED BY COMMISSIONER KING, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 34-2010, AUTHORIZING A SUBLEASE WITH CARMEN AND BENITO SOLIS, A SOLE PROPRIETORSHIP, DOING BUSINESS AS CARMEN'S RESTAURANT, FOR AN INITIAL TERM OF THREE YEARS WITH ONE, TWO-YEAR OPTION FOR A PORTION OF THE BULKHEAD BUILDING AND PROPERTY LOCATED AT PIER 38/40; RINCON POINT-SOUTH BEACH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (I) Authorizing the Executive Director to award Contract No. HPS 001-10 to Project FROG, Inc., a California corporation, and/or Alten Construction, Inc., a California Corporation subject to State authorization, for an amount not to exceed \$2,034,941 for construction of a Community Facilities Demonstration Project modular building at the Hunters Point Shipyard and approving any related documents and conditionally approving the Basic Conceptual Design; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 35-2010)

Presenter: Kevin Masuda, Stephen Maduli-Williams, Agency Staff, Judy Sorro, CityBuild

Speakers: None.

Commissioner Bustos asked what will happen to the modular pieces after the project is complete.

Mr. Kaslofsky stated the facility is permanent.

Commissioner Bustos put forth a motion to move item 4(I).

Commissioner Covington stated she approved of the design and process and put forth a motion to second Mr. Bustos' motion. Ms. Covington asked how many people the building will be able to occupy and be trained at the same time.

Mr. Maduli-Williams stated he did not have that information at this time but indicated that the building will be completed at the end of August and the goal is to make it a home for the CityBuild/Green Academy in October.

Ms. Sorro stated they currently send their trainees to San Ramon and is happy that they will be able to be trained at the site which will save them time and money, and more convenient. She stated the building can accommodate at least 60 people at any given time.

Commissioner Covington encouraged her fellow Commissioners to visit the facility at Crissy Field and to look at the facility in terms of revenue generating types of buildings that take advantage of wonderful views in Hunters Point.

Director Blackwell stated that staff will be back before the Commission with the item to approve a lease and will provide detailed information on the program and occupancy of the space.

President Swig expressed his appreciation in seeing something new and vertical going into the Bayview Hunters Point area.

Mr. Kaslofsky stated that Mr. Mark Miller from Project FROG offered to give a tour of the Crissy Field site to the Commissioners and would coordinate the tour with the Commission Secretary.

President Swig clarified the resolution being adopted is the revised Resolution No. 35-2010.

ADOPTION: IT WAS MOVED BY COMMISSIONER KING, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, THAT AMENDED RESOLUTION NO. 34-2010, AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD CONTRACT NO. HPS 001-10 TO PROJECT FROG, INC., A CALIFORNIA CORPORATION, AND/OR ALTEN CONSTRUCTION, INC., A CALIFORNIA CORPORATION, SUBJECT TO STATE AUTHORIZATION, FOR AN AMOUNT NOT TO EXCEED \$2,034,941 FOR CONSTRUCTION OF A COMMUNITY FACILITIES DEMONSTRATION PROJECT MODULAR BUILDING AT THE HUNTERS POINT SHIPYARD AND APPROVING ANY RELATED DOCUMENTS AND CONDITIONALLY APPROVING THE BASIC CONCEPTUAL DESIGN; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

5. **MATTERS NOT APPEARING ON AGENDA:** None
6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS.** None
7. **REPORT OF THE PRESIDENT:**
 - Invited all to the Groundbreaking ceremony of Hunters View located at 125 West Point Road on Wed., April 7th at 9:30 a.m. – 11:30 a.m.; Hunters View is the first community to be revitalized as part of HOPE SF. Mayor Newsom as well as District 10 Supervisor Sophie Maxwell will be in attendance.
 - Invited all to the King/Garvey Community Center for the Rehab Kick-off Celebration on Saturday, April 10, 10:30 a.m. – 1:00 p.m.
 - There will be a Special Joint Hearing with City Planning Commission and the Redevelopment Agency Commission on June 3, 2010 at City Hall in the Board of Supervisors Chambers at 5:00 p.m.

- The Redevelopment Agency Commission has several meetings scheduled during the month of June, including the regular meetings on June 1st and June 15th, as well as the Commission Retreat June 22nd. Mr. Swig stated there has been a recommendation from the Commission to review June's schedule and possibly cancel one of the regularly scheduled Commission meetings. Director Blackwell will be reviewing items scheduled for the June meetings and will report back to President Swig.

8. REPORT OF THE EXECUTIVE DIRECTOR:

- Added that both the Hunters View Groundbreaking and the King/Garvey Rehab Kick-off celebrations are both very exciting and long overdue.

9. COMMISSIONERS' QUESTIONS AND MATTERS:

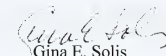
- Commissioner Breed stated that Commissioner Leroy King will be receiving the Norman Hill Legacy Award from the A. Phillip Randolph Institute on Friday, April 23, 2010, 5:30 p.m. at the Marriott Hotel.
- All Commissioners congratulated Commissioner King.

10. CLOSED SESSION: Pursuant to Government Code Section 54957(b) regarding the position of Executive Director.

11. ADJOURNMENT:

It was moved by Commissioner Breed, seconded by Commissioner Covington, and unanimously carried that the meeting be adjourned at 7:50 p.m.

Respectfully submitted,


Gina E. Solis
Agency Secretary

ADOPTED:

MAY 5, 2010

**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
20th DAY APRIL OF 2010**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 20TH day of April 2010, at the place and date duly established for holding of such a meeting.

President Swig called the meeting to order at 4:00 p.m.

Mr. Swig welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Swig asked members of the public who wished to address the Commission to fill out speaker cards, and to state their names for the record, and to limit their remarks to three minutes. Mr. Swig stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-noticed meeting agenda.

1. RECOGNITION OF A QUORUM

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel M. Bustos
Francee Covington
Leroy King

Fred Blackwell, Executive Director, and staff members were also present.

- 2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY.** No Reportable Action.
- 3. MATTERS OF UNFINISHED BUSINESS.** None.

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4. **MATTERS OF NEW BUSINESS:**

CONSENT AGENDA :

(a) Approval of Minutes: Regular Meeting of March 16, 2010

Vice President Singh put forth a motion to approve 4(a).
Commissioner King seconded Mr. Singh's motion.

President Swig requested that a correction be made on Page 10 of 19, paragraph 3 to read... "They should always provide environmental overlay maps which would show where the problems are"....

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH,
SECONDED BY COMMISSIONER KING, AND UNANIMOUSLY
CARRIED THAT THE MINUTES OF THE REGULAR MEETING OF
MARCH 16, 2010, BE ADOPTED.

REGULAR AGENDA

(b) Workshop on the status of the environmental clean-up of the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area.

Presenter: Michael Cohen

Speakers: Espanola Jackson, Bill Klingelhofer, Jeffrey Deal, Rev. Walker, Francisco Da Costa, Bradley Bradley, John O'Flynn, Michael Patton, Eric Butler, Patrick Uniache, Stephen Leeper, Stormy Henry, Mitchell, Jenny Yang, Laura Chu, Joe Do Thue, Christina Sandoval, Noel Degala, Arnold Townsend, Terry Anders, Marissa Shaw, Doris Vincent

Commissioner Covington thanked all of the members of the public who took time from their busy schedules to attend the meeting to express their concerns, present their ideas, and their hopes for their future. Ms. Covington stated that she was comfortable with the level of cleanup at the Shipyard; people have been diligent with their work. Ms. Covington thanked the Public Health Dept. head and his staff for helping in keeping the project to stay on track. She again emphasized that when people hear that there are exceedences at the Shipyard, it is because the threshold is low which is when they should be notified as soon as there is even a small hint of a problem. Ms. Covington stated that Speaker Nancy Pelosi and Senator Feinstein have done everything they possibly could to provide funds to do the job that needs to be done, and to do it well. Ms. Covington stated that she was confident that support will continue if there is need for further financial support but with the support received thus far, she believes the job can be done.

Commissioner Covington asked Mr. Cohen to compare in contrast the difference between the Brownfield and the Superfund.

Mr. Cohen stated a superfund site is a contaminated site that's been given a particular designation based on the initial assessment upfront based on the kinds of contamination. Brownfield sites have broad levels of pollution that is being recycled into a different use. Mr. Cohen indicated that whether the type of contamination lead it to be characterized as a superfund site or not, there are two large landfills which are areas where the regulators pay a lot of attention to; the City family asked for that designation in the late 1980's to secure additional funding streams and to make sure there would be an intensive level of oversight that comes along with being a superfund site.

Commissioner Covington asked, in reference to Mr. Cohen's comment that the area designated as "F" on the map showing water around the shipyard and that the Navy is also responsible for cleaning that site, she asked if the cleanup of the soil is taking place simultaneously.

Mr. Cohen stated over the years, the Navy, as a general matter, followed the cleanup removal actions in the order they thought they would be developing. The Navy has done less removal actions in "F" more than anywhere else. As they've been doing over the course of the past 20 years, if they find something they often do the removal at that point and time. Mr. Cohen stated "F" is the least remediated of all the parcels.

Commissioner Covington asked if there was a timeframe for the remediation.

Mr. Cohen stated the transfer schedule for "F" is 2016.

Commissioner Covington asked for detail about the utility corridors UC1 and UC2.

Mr. Cohen stated they were carved out because they have a unique characteristic of being thin narrow strips going deep into the ground to lay utilities. One of the things they've done overtime is they would generally get a large strip of land they can work with at one time. Because of the utility corridors, they had to think about much greater depth since they present certain different issues; they asked them to create the specific sub parcels for the utility corridors.

Commissioner Breed stated she wholeheartedly agreed with Ms. Covington's comments and also thanked the public for their input. Ms. Breed asked for a point of clarification from Mr. Cohen about his comment that \$700M has already been spent on the project. She asked is the \$700 has been spent thus far for the cleanup.

Mr. Cohen stated the Navy has spent \$700M.

Commissioner Breed stated there is an additional amount that is expected in terms of cleanup that was recently secured as mentioned in Mr. Cohen's presentation.

Mr. Cohen stated there is \$700M that has been spent or obligated. Every year in the budget process the Mayor works with Speaker Pelosi and Senator Feinstein in establishing budget priorities for the City of San Francisco, with the Shipyard cleanup always being at the top of their list. Since the conveyance agreement was signed in 2004, they have received between \$60M - \$80M a year for cleanup at the shipyard, \$92M last year. Of that \$700M, \$600M has been spent. Mr. Cohen indicated they have submitted a request for another \$70M-\$90M for fiscal year 2011.

Commissioner Breed asked for data of the job opportunities.

Mr. Cohen stated that information has been hard to get because the cleanup is controlled by the Navy. They have tried to obtain the information for Speaker Pelosi but did not receive a complete report. Mr. Cohen indicated that he will again request for the information from the Navy.

Commissioner Breed asked for data on the job opportunities on the Phase I horizontal development.

Director Blackwell stated the Agency has exceeded the 50% goal in terms of local hiring on Phase I.

Commissioner Breed pointed out that job opportunities do exist and reiterated that she wants to make sure the residents are ready for new opportunities as they come on line and would like to see the Agency being more aggressive in making sure the people who live in the city are developing their own communities.

Mr. Cohen stated that most of the cleanup work is being done by the Navy to the extent that some of the surface work is being done through the Agency; the Agency has greater ability to control and demand that there be much higher local hire accountability.

Commissioner Singh asked should there be a natural disaster, what type of danger would the area experience should there be an earthquake or tsunami.

Mr. Cohen stated with the new construction compared to the rest of San Francisco they are building to much high building engineering standards. From an environmental perspective he believes there is no risk based on the characterization and study done of the site over many years. There would not be any type of unique risk to the site from an earthquake or sea level. Compared to the rest of San Francisco the development is pulled away from the water shore, the topography on the parks are sloped to handle wave action. The buildings are built from a good urban design perspective and are built on a podium with parking wrapped underneath. Mr. Cohen stated they can now build with much higher standards and with much better knowledge in comparison to the past.

President Swig thanked Mr. Cohen for his presentation and reminded the audience that this is a workshop on the status of the environmental cleanup of the Hunters Point Naval Shipyard. Mr. Swig stated what strikes him in the context of now sitting as Commissioner for the past 2-1/2 years, and hearing about the project, is the overwhelming support from the community for the project. There were many people who spoke before the Commission expressing their support of the project and not addressing the issue of environmental cleanup. He also indicated that those who are not entirely in favor of the project are mostly focused on the environmental piece, not the buildings that are going up or what will be built. What continues to impress him is the great support for the project related to jobs, the redevelopment of the community of Hunters Point, the ability to put money in people's pockets, and the domino affect it will have on the community. Mr. Swig stated he is very clear that the project has to get done and move forward aggressively. Mr. Swig also stated it is important to hear those who question the project such as Mrs. Jackson and Mr. DaCosta who are deeply sincere with their positions. It is Mr. Swig's goal to get those individuals as well as their followers comfortable that everything is ok, that the children and future generations will be safe. Mr. Swig requested that at the next Workshop on the status of the environmental cleanup of Hunters Point, is to have Mr. Cohen bring the overlay of the hotspots and go through each site and have a technical person identify exactly for the public's consumption; when you have a hotspot, what exactly is done, when is no longer a hot spot, and how is it made safe for upcoming generations. Mr. Swig asked that this project be transparent, identify specific issues so rumors and conjectures can go away and all can be comfortable with the truth and facts from the technicians hired to get the job done. Mr. Swig would also like to see the timeline at next workshop. Mr. Swig feels it is important for the public to be constantly reminded as to the extensive timelines, how long, and when it will take for the clean up to occur.

President Swig asked how the records are kept on fill so that if a landfill was created, where did that fill occurred and where the dirt came from. Mr. Swig asked who will be keeping record, and how will the record be reported to the public should anyone 50 years from now want that information.

Mr. Cohen stated, due to time constraints of the length of time afforded them at the Commission meeting, the Commission will be receiving a report by the end of the week which lays out a parcel by parcel description of the contaminants of concern and how they are being addressed, including the timelines. The document will be widely disseminated to the Board of Supervisors, Planning Commission, CAC, PAC, website; staff will report back to the Commission to address those questions. The document describes in great detail what the circle of process entails starting with analysis of historical records. One of the keys for strategy on Brownfield's across the country is that restrictions on use are put in the property deeds, CC&R's, and title reports, with San Francisco taking it one more step through the Morrow ordinance as amended for this site, there is a rigorous process before obtaining a building permit. The combination of the deed restriction and the requirements under Article 31 for going through the

rigorous steps to get a building permit are the fundamental protections on making sure people know what they are suppose to do in the future.

President Swig stated that there were many who spoke before the Commission this evening who stated that "we must get this project going". Mr. Swig reminded the audience and those listening on the radio that the project is taking place with a lot of activity going on, and invited everyone to visit the site to see the progress going forward.

Commissioner Bustos thanked Mr. Swig for his comments and was also thinking in those terms of caring for the City and its residents. Mr. Bustos stated that it is important for people to express their concerns and thanked Ms. Jackson and community members who have been diligent in expressing their concern about environmental security in the area. Mr. Bustos also thanked Mr. Cohen and his staff for their due diligence and going beyond the call of duty in ensuring the area is cleaned, and cleaned right. Mr. Bustos stated that citizens of the southeast part of the city have been ignored for so long and expressed his appreciation from the environmental and workforce side that the community will no longer be ignored because of the entire process and everyone's participation. Mr. Bustos thanked all involved.

- (c) Authorizing a Second Amendment to the Legal Services Contract with Shute, Mihaly & Weinberger LLP to provide specialized legal services primarily related to public trust and state park issues in the Candlestick Point Area of the Bayview Hunters Point Shipyard and the Hunters Point Shipyard Redevelopment Project Areas in the amount of \$350,000, for a total contract amount not to exceed \$800,000; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas. (Resolution No. 36-2010)

Presenter: Thor Kaslofsky, Agency Staff

Speakers: None.

Commissioner King put forth a motion to move item 4(c).

Commissioner Singh seconded Mr. King's motion.

ADOPTION: IT WAS MOVED BY COMMISSIONER KING, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 36-2010, AUTHORIZING A SECOND AMENDMENT TO THE LEGAL SERVICES CONTRACT WITH SHUTE, MIHALY & WEINBERGER LLP TO PROVIDE SPECIALIZED LEGAL SERVICES PRIMARILY RELATED TO PUBLIC TRUST AND STATE PARK ISSUES IN THE CANDLESTICK POINT AREA OF THE BAYVIEW HUNTERS POINT SHIPYARD AND THE HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREAS IN THE AMOUNT OF \$350,000, FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$800,000; BAYVIEW HUNTERS POINT AND HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREAS, BE ADOPTED.

AGENDA ITEMS 4(d, e & f) WERE PRESENTED TOGETHER, BUT
ACTED ON SEPARATELY

- (d) Authorizing a Third Amendment to the Amended and Restated Tax Increment Loan Agreement, and a Second Amendment to the Disposition and Development Agreement with Green Blended Communities, LLC, a California Limited Liability Corporation, to increase the loan by \$330,000 for a total not to exceed loan amount of \$8,795,829, to provide additional funds for marketing and outreach, a broker referral program, and carrying costs, and to modify associated terms and conditions of the Agreement related to the sales of the units, in conjunction with the development of 18 units of low- and moderate-income ownership units at 4800 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 37-2010)

Presenter: David Sobel

Speakers: Doris Vincent (did not wish to speak but submitted a card in support)

Commissioner Covington, through the President, requested that this item be placed on the Agenda at the scheduled Commission Retreat. She stated they should spend some time as Commissioners looking at the Agency's entire portfolio on affordable housing and how things are going and to make any adjustments in the Agency's policy that need to be made in going forward. She does not believe this will be the last request for subsidies.

President Swig asked Director Blackwell to place the item on the Agenda for the Commissioner's Retreat.

Commissioner Covington asked what will be new in the marketing efforts.

Mr. Sobel stated the marketing efforts throughout the process, in his opinion, have been the most extensive and aggressive the agency has ever done. What will be different now will be the increase of income limits at all locations which opens up the pool to more buyers, they have also made a change in allowing FHA financing for their projects which was previously not allowed on a policy basis. They have opened up several new avenues which are different and will be included in the marketing as well as the new down payment assistance which basically results in lower affordable prices. They continue to do community outreach engaging with local organizations, outreach with Ministers and Churches in the Bayview.

Commissioner Covington stated what she heard was an update on qualifications, a number of which she had lobbied heavily for, such as an increase to 120% of medium income. She is concerned that there are missed opportunities by not having a conversation with a marketing expert which is what is needed.

Mr. Sobel stated they are now allocating up to a 2% broker referral fee of the purchase price. Secondly, they are having workshops on site to help prospective buyers with filling out applications. Part of the funding request is to engage with a new real estate team through Sotheby's which will stage and market differently, and with more expertise.

Commissioner Covington asked if Sotheby's had experience in the subject population.

Ms. Regina Davis, CEO of SFHDC, stated that Linda Harrison of Sotheby's has an extensive background in marketing who is a primer African American realtor in San Francisco. Due to the different market the marketing will be specifically targeted to solicit the audience they are trying to attract. Ms. Davis indicated that it is not just the bad market but also the bad media which gives a lot of attention to violence in the Bayview community. Ms. Davis stated the marketing issue needs to be addressed along with the resources which they are making a financial request to compensate brokers.

Commissioner Covington asked for Sotheby's track record in marketing for the community.

Ms. Davis stated she did not have that information on hand and would send the Commission information on Sotheby's. Ms. Harrison has extensive experience in marketing BMR's and is very confident in Ms. Harrison experience.

Ms. Cheryl O'Connor of O'Connor stated that she has been consulting for 35 years with an expertise in sales, and marketing new homes in the Bay Area for 35 years. Ms. O'Connor stated she has been working with BRIDGE for a year when they opened Phase II to the market in August of 2009 and are already marketing Phase I. Their attempts were to reach to local groups and to see, since it was a new program, if they could get enough buyers through that program without having to go to any further extent. They discovered after seeing over 1,200 people coming through the sales office with a full campaign, it was determined that they did not have enough people to help out the community. They are now into Phase II and with the all the experience now having been there since August 2009, and knowing who's coming through, who qualifies, who they need to target in terms of going back to those applicants, they came up with a campaign based on that information using the matrix of people coming through, developing their campaign, including direct mail, and public relations.

Commissioner Covington understands that Agency funds are funds of last resort, and asked if after 30 years everything is forgiven.

Mr. Sobel stated that is not correct, loans are deferred for 30 years and are due at either sale or transfer or at the end of 30 years, whichever occurs earlier. The loans have to be paid but are interest free and deferred.

Commissioner Covington asked if the homes are inheritable.

Mr. Sobel stated the homes are all part of the limited equity program and the homes can be passed on to someone's heir if he or she is income eligible at that time. If the person is not income eligible, the Agency would arrange for the sale to an eligible buyer and the heir would be able to capture whatever the sales proceeds are.

Commissioner Covington put forth a motion to move items 4(d), 4(e), and 4(f).

Commissioner Bustos asked what the rationale was for giving 2% to the broker and asked should that not be an incentive for buyers by lowering some of the prices.

Mr. Sobel stated they are trying to incorporate as many ideas and concepts into the process to sell the homes as quickly as possible to people who are eligible. They are offering financial assistance to effectively lower prices for people, and are also trying to engage with the local broker community.

Commissioner Breed seconded Ms. Covington's motion.

President Swig stated he was glad staff was engaging the brokerage community which is a great distribution channel. He suggested that the Executive Director or designated spokespersons be engaged in a Press campaign so there will be scheduled interviews in the ethnic newspapers or specialty neighborhood newspapers.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BREED, AND UNANIMOUSLY CARRIED RESOLUTION NO. 37-2010, AUTHORIZING A THIRD AMENDMENT TO THE AMENDED AND RESTATED TAX INCREMENT LOAN AGREEMENT, AND A SECOND AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH GREEN BLENDED COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION, TO INCREASE THE LOAN BY \$330,000 FOR A TOTAL NOT TO EXCEED LOAN AMOUNT OF \$8,795,829, TO PROVIDE ADDITIONAL FUNDS FOR MARKETING AND OUTREACH, A BROKER REFERRAL PROGRAM, AND CARRYING COSTS, AND TO MODIFY ASSOCIATED TERMS AND CONDITIONS OF THE AGREEMENT RELATED TO THE SALES OF THE UNITS, IN CONJUNCTION WITH THE DEVELOPMENT OF 18 UNITS OF LOW- AND MODERATE-INCOME OWNERSHIP UNITS AT 4800 THIRD STREET; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA; CITYWIDE TAX INCREMENT HOUSING PROGRAM, BE ADOPTED.

- (c) Authorizing a Second Amendment to the Tax Increment Loan Agreement, and a First Amendment to the Disposition and Development Agreement with BRIDGE Tower, LLC, a California Limited Liability Corporation, to expand the number of eligible homebuyers by amending the definition of "Qualifying Homebuyer" to up to 120% Area Median Income; to modify the schedule of performance; and to modify and increase the budget by \$3,460,020, for a total amount not to exceed \$24,487,045; in conjunction with the development of 124 low-and moderate-income ownership units; 5600 Third Street; Bayview Hunter's Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 38-2010)

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BREED, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 38-2010, AUTHORIZING A SECOND AMENDMENT TO THE TAX INCREMENT LOAN AGREEMENT, AND A FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH BRIDGE TOWER, LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION, TO EXPAND THE NUMBER OF ELIGIBLE HOMEBUYERS BY AMENDING THE DEFINITION OF "QUALIFYING HOMEBUYER" TO UP TO 120% AREA MEDIAN INCOME; TO MODIFY THE SCHEDULE OF PERFORMANCE; AND TO MODIFY AND INCREASE THE BUDGET BY \$3,460,020, FOR A TOTAL AMOUNT NOT TO EXCEED \$24,487,045; IN CONJUNCTION WITH THE DEVELOPMENT OF 124 LOW-AND MODERATE-INCOME OWNERSHIP UNITS; 5600 THIRD STREET; BAYVIEW HUNTER'S POINT REDEVELOPMENT PROJECT AREA; CITYWIDE TAX INCREMENT HOUSING PROGRAM, BE ADOPTED.

- (f) Adopting a Down Payment Assistance Program in an amount not to exceed \$2,770,000 to provide additional down payment assistance in to eligible households in conjunction with the sale of 124 low-and moderate-income ownership units at 5600 Third Street, and 18 low-and moderate-income ownership units at 4800 Third Street; Bayview Hunter's Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 39-2010)

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BREED, AND UNANIMOUSLY CARRIED THAT. RESOLUTION NO. 39-2010, ADOPTING A DOWN PAYMENT ASSISTANCE PROGRAM IN AN AMOUNT NOT TO EXCEED \$2,770,000 TO PROVIDE ADDITIONAL DOWN PAYMENT ASSISTANCE IN TO ELIGIBLE HOUSEHOLDS IN CONJUNCTION WITH THE SALE OF 124 LOW-AND MODERATE-INCOME OWNERSHIP UNITS AT 5600 THIRD STREET, AND 18 LOW-AND MODERATE-INCOME OWNERSHIP UNITS AT 4800 THIRD STREET; BAYVIEW HUNTER'S POINT REDEVELOPMENT PROJECT AREA; CITYWIDE TAX INCREMENT HOUSING PROGRAM, BE ADOPTED.

- (g) Conditionally approving a Combined Basic Concept and Schematic Design and adopting environmental findings pursuant to the California Environmental Quality Act in conjunction with the development of 150 very low- and low-income rental housing units at 1000 Fourth Street (Block 13 East) by Mercy Housing California XLIV, a California limited partnership; Mission Bay South Redevelopment Project Area. (Resolution No. 40-2010)

Presenter: Jeff White, Agency Staff

Speakers: None

Commissioner Covington stated that the design is very eye catching, pleasing, and a great welcome to the community. She particularly enjoyed the different aspects of the building looking as though there are different uses for different portions. Ms. Covington asked about the location of the elevator shafts.

Mr. Solomon stated the main elevator is located opposite the lobby with a secondary elevator which serves to minimize traveling distances from the podium level and the northern wing.

Commissioner Covington inquired as to where the public parking will be located since there will be retail space and restaurants.

Mr. Solomon indicated the parking provided is residential parking and City Car Share. There is no separate off street parking for the retail components for the project.

Commissioner Covington asked if they did not see that as a potential problem.

Mr. Jeff White stated there is no parking requirement in the design for development in Mission Bay. There are other parking resources nearby.

Amy Neches stated there is a larger parking strategy for the retail stores in Mission Bay on Fourth Street. As mentioned by Mr. White, there is no parking requirement for individual buildings but there is on street parking; it is a very transit rich area and a densely populated area. The larger parking strategy also includes parking that is available in the commercial buildings available to the public on weekends and evenings, and also includes the UCSF parking structures which are located two blocks away, including the Alexandria research buildings. In addition, they are looking at a few of the affordable housing sites which will be oriented more towards supportive housing, and thus, have essentially no resident parking demand. In addition, there is currently a great amount of parking available at the Giants parking lot which is available on a daily and hourly basis which is slated for development at some time. Ms. Neches stated they expect that project will incorporate public parking as well that will serve the larger Mission Bay area.

Commissioner Covington asked if the parking survey was available for the area.

Ms. Neches stated parking was studied as part of the overall environmental impact report during the planning for the project. Any large retail will require onsite parking but smaller retail was determined not to be required because of transportation and on street parking, as well as nearby parking resources.

Commissioner Covington asked what type of retail is envisioned for the area.

Ms. Neches stated retail is planned for the entire frontage of Fourth Street within the residential area from Channel Street to Mission Bay Blvd. North. The total amount of retail will be from 70,000 – 80,000 square feet. The mix is expected to be as many other neighborhoods; restaurants, eating and drinking establishments; service type establishments such as service oriented rather than hard goods; dry cleaners, cafes, coffee shops, and gift shops.

Commissioner Covington asked what security measures are going to be in place for the Townhomes since the patios are at grade. Ms. Covington stated in reviewing the schematic design it seems as if the patio gates and fencing are fairly low.

Mr. White stated the configuration of the patio was a result of a study of how the townhouse entrances in other projects in Mission Bay were functioning. They provided an 8 ft. setback so there is a bit of a public private transition space rather than just having the front door opening onto the sidewalk. In order to keep that area public/private, there is a lower fence. There is no plan to have a security guard watching the individual patios when people put furniture out.

Commissioner Covington asked if the design was wall to wall, floor to ceiling windows.

Mr. Solomon stated there is a balance between privacy, security, and not having them be too formidable. The fences, hedges, and rails are fairly low and did not think anyone should put an object out where it would be vulnerable. The windows within the units will be obscure glass up to a height of 3 – 6 feet so you can peer out and over. The exact dimensions, window character, and gates will be addressed and focused on during the design and development.

Commissioner Bustos stated he likes the design and the fact that it is broken up so it creates a village affect. It is important to him that people who live in the housing development get something with a nice design. He stated that he is familiar with Mercy Housing and the Sisters of Mercy which he knows have a reputation of doing good work. Commissioner Bustos put forth a motion to move item 4(g).

Vice President Singh asked when the groundbreaking is scheduled for.

Mr. White stated the scheduled start date will be spring of 2012 and should be completed in early 2014.

President Swig stated that one of the sensitivities of this Commission is sizing because in many of the projects there has been discussion that the units are very small. Mr. Swig asked within those 1020 square feet, what is the square footage allocation for a two bedroom.

Mr. Solomon stated the unit size is commensurate with affordable housing.

President Swig asked Mr. Solomon not to give a commensurate answer with affordable housing, what he asked for is the program that is going to be in that unit. Mr. Swig stated that they are dealing with people and asked what will be going into the unit that will make it a nice place for people to live in. Mr. Swig apologized for getting upset but stated that he is very tired of architects who stand before them and give them generic answers. He stated that the Commission is being asked to approve a project which have very small units and are not up to standard for people to live, which is why he gets upset.

Mr. Solomon apologized and stated that at this time it is a schematic and not a finished design.

President Swig stated that the Commission is being asked to approve the project at this meeting and asked if they wished to return at another meeting for approval to allow more time to get the information requested by the Commission.

Mr. Solomon stated they have done with each of the units as they do with all of their units which are furniture layouts with each bedroom; most bedrooms can take two beds and a dresser. They understand that many of the children's bedrooms in the units need to be slightly larger than the master bedroom because children double up in the units. There is difficulty in balancing between resources allocated for affordable housing and how large you can make a unit and storage, privacy, and furnish ability with the units. Mr. Solomon stated that when you see a unit which is larger in a key angle corner, it has to be larger in order for it to be furnishable than a standard unit which is more efficient, that's why the difference in size. He stated that every unit has come out of the study of the unit; it's orientation, it's light, it's vistas, and it's furnish ability. He indicated that is what they always do; they do not design things to standards. They have worked on many affordable housing designs in San Francisco, study the layout before and after they do a design, see how they're occupied and how they're lived in. Mr. Solomon stated that this was not a handbook design by any means; any design like this which is a complex urban block, there are anomalies like a corner unit that has light on two sides.

President Swig stated there are also three bedrooms at 1205 square feet which is 185 square foot larger than the two bedroom right next to it. He stated it is an anomaly, but it's an accommodation for three bedrooms. Mr. Swig asked for more detail as opposed to the generic standard as to the sizing of the individual bedrooms and the sizing of the living room/combination kitchen.

Mr. Solomon stated they never try to make a living room less than 10x12 feet. Living rooms are generally a minimum of 11 ft. wide, with a dining table that usually takes about 9ft. to pass by comfortably. There is a dining table, a couch, and a TV in every living/dining combination. The kitchens are made accessible by making them a bit bigger than they need to be, bathrooms are also made larger than they need to be in order to accommodate adaptability and accessibility. Mr. Solomon indicated that every unit has been gone through with furniture template and layouts of furniture in consideration of use and light.

President Swig asked Mr. White that in the future they bring in a layout of what the individual unit will look like. He would like full transparency and full disclosure of what the units will look like. He would like to see a board of what that apartment is going to layout as, where the couch is going to be, where the dining area is going to be, how the bedroom is going to layout, where the bathroom is going to be, and how it will be acceptable and useful to the people who live there. Mr. Swig stated that he was not questioning Mr. Solomon's capabilities because his firm is a tremendous architectural firm with a tremendous reputation. What he is sensitive about is that the Commission is being asked to approve something based on a lot of conjecture. He is not doubting that nor questioning Mr. Solomon's integrity, but stated that the Commission, which sits on behalf of the people who are going to be living there, aren't seeing the layout and whether the sizing works for the community that will live there. Mr. Swig asked Mr. White once again that in the future, when these types of items are brought before the Commission that the architectural firms provide the layout. He stated that he would like to approve the item but was having a difficult time in doing so based on the information they received.

Mr. Solomon stated that Mr. Swig was making a completely reasonable but quite unusual request to submit detailed unit plans for a schematic design approval. He stated that they will provide the Commission with the detailed unit plans and reiterations of versions of units and will submit the layout to the Commission.

President Swig asked that all he would like to see is that the units work for the people who will be living in those units and are going to be satisfied and comfortable. They should not be asked to compromise because of design or incentives.

Mr. Solomon stated he too shared the same point of view as Mr. Swig.

Commissioner Breed stated that she was disappointed in not having received the drawings showing the square footage of the housing units. She stated the design was an incredible opportunity and believes there are great opportunities that exist for the project. Ms. Breed expressed her frustration over the size of the units being built in San Francisco and has, in the past, expressed her interest in having a discussion on the size of the units that are being built. She is disappointed that the proposed units are not a decent size for families to live and

grow. Ms. Breed does not think it would be beneficial for the agency to push forward just by adding numbers to the housing stock and not think about increasing the size of space that people have to live in. She does not believe it is fair to families who are struggling to be subjected to living quarters of this size.

Director Blackwell suggested that the Commission may consider providing the project with a conditional approval so they can continue to move forward on the timeline, collect additional funds, and stay on the time frame, but condition it to come back to the Commission with some of the designs the architects have on the bedroom designs. Secondly, as Ms. Covington suggested for the Commission Retreat, look at the overall pipeline of affordable housing that the Agency has and what is being done. Mr. Blackwell suggested adding thorough discussion on the unit size issue since it has come up quite a few times. He stated that there are very important policy issues in terms of the trade off associated with larger units such as fewer units and making the development more expensive on a per unit basis. Mr. Blackwell indicated that it is important to bring the Commission the data to make an informed decision on what is potentially a new direction in terms of how affordable housing development is approached in the City.

President Swig asked what the sensitivity was on the timeline with funding and availability of funding if the Commission did not provide their approval or a deferral for some time.

Ms. Barbara Gualco of Mercy Housing stated the sooner they can come back to the Commission they can then go after the last remaining MHP funds available.

Mr. White indicated that one month would work for them.

Commissioner Covington indicated that she would like to vote on the item at this meeting. In the absence of a clear policy, she does not feel they can ask the group to clear a hurdle that they would not have anticipated. Ms. Covington stated she has seen condos in San Francisco when she was looking to buy one for her mother, and stated that she looked at units that had two bedrooms at 1,020 square feet. Ms. Covington stated at this point, she would like her fellow Commissioners to vote for the item and called the question, there is a motion on the floor and a second.

Commissioner Breed stated she also agreed in moving forward in approving the item in the absence of a policy, and in the interest of securing funding. Ms. Breed stated that as an Agency this issue needs to be looked into and develop an appropriate policy. Ms. Breed indicated that she was more interested on quality and not quantity in this effort.

Commissioner Covington agreed with Ms. Breed's comments on the matter of larger units which will be part of the policy discussion. Ms. Breed would like to see three addresses of condos in the City that have units of a comparable size.

President Swig asked for a friendly amendment with the suggestion of the Executive Director which was a conditional suggestion that the group come back with the layout of the units.

Commissioner Covington rejected Mr. Swig's friendly amendment.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 40-2010, CONDITIONALLY APPROVING A COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT IN CONJUNCTION WITH THE DEVELOPMENT OF 150 VERY LOW- AND LOW-INCOME RENTAL HOUSING UNITS AT 1000 FOURTH STREET (BLOCK 13 EAST) BY MERCY HOUSING CALIFORNIA XLIV, A CALIFORNIA LIMITED PARTNERSHIP; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (h) Authorizing a First Amendment to a Personal Services Contract with Elation Systems, a California corporation, to increase the Contract amount by \$86,200, for a total aggregate amount not to exceed \$286,200, and to amend the scope of services to enhance existing modules and to add 3 new modules in connection with the Agency's web-based Labor Compliance System. (Resolution No. 41-2010)

Presenter: Christina Garcia, Agency Staff

Speakers: None.

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER BREED, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 41-2010, AUTHORIZING A FIRST AMENDMENT TO A PERSONAL SERVICES CONTRACT WITH ELATION SYSTEMS, A CALIFORNIA CORPORATION, TO INCREASE THE CONTRACT AMOUNT BY \$86,200, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$286,200, AND TO AMEND THE SCOPE OF SERVICES TO ENHANCE EXISTING MODULES AND TO ADD 3 NEW MODULES IN CONNECTION WITH THE AGENCY'S WEB-BASED LABOR COMPLIANCE SYSTEM, BE ADOPTED.

- (i) Authorizing a Disposition and Development Agreement with Tenant's and Owner's Development Corporation, Inc., a California nonprofit public benefit corporation, for the sale of the property known as Alice Street Gardens (Block 3751, Lot 173) for the purpose of preserving it as a community garden or other community open space; Yerba Buena Center Redevelopment Project Area. (Resolution No. 42-2010)

Presenter: Christine Maher, Agency Staff

Speakers: John Elberling

Commissioner King put forth a motion to move Item 4(i). Mr. King suggested that the Commissioners visit the site.

Commissioner Singh stated that he would like to visit the site and seconded Mr. King's motion.

Mr. Bustos stated he supported the project and would like to ensure that the Gardens stay in the community for community use.

ADOPTION: IT WAS MOVED BY COMMISSIONER KING, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED that Resolution No. 42-2010, Authorizing a Disposition and Development Agreement with Tenant's and Owner's Development Corporation, Inc., a California nonprofit public benefit corporation, for the sale of the property known as Alice Street Gardens (Block 3751, Lot 173) for the purpose of preserving it as a community garden or other community open space; Yerba Buena Center Redevelopment Project Area, be adopted.

5. **MATTERS NOT APPEARING ON AGENDA:** None

6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS.** None

7. **REPORT OF THE PRESIDENT:**

- The budget presentation has been postponed until the May 4th Commission Meeting.
- Advised the Commissioners if they have any items they would like as agenda items for the Commissioners retreat to please refer them to him or Director Blackwell.
- The following are scheduled meetings to be held in June: A Joint hearing is scheduled for Thursday, June 3rd with City Planning; a regularly scheduled Commission meeting on June 15th; and the June 22nd Commission Retreat.
- Mr. Swig and Director Blackwell will meet and confer as to whether there will be a June 1st Commission meeting.
- Mr. Swig stated that he felt it was inappropriate for him to beat up on architects and if the gentlemen were still at the meeting he would apologize. He stated that he was displacing his aggression on what he feels strongly towards and has been building up over the issue of the size of the units which both Commissioner Breed and Commissioner Covington have expressed their frustration repeatedly. Mr. Swig stated that he agrees with Commissioner Covington that on the 22nd Commission Retreat, there should be a discussion about policy with regard to the Agency's housing programs. Mr. Swig stated that he does not want a response from anyone saying "well the industry standard is"....because as a professional consultant he has used that method when he's trying to punt, and the gentlemen's answer was a punt, not a direct answer.

- President Swig would like the following before the June 22nd Commission retreat:
 - Sizing and configuration of low income housing
 - What is historical standard
 - What is historical reality so that as they look forward into the future and in planning these things they are not compromising lifestyles of those for whom they are planning
 - Defined metrics, not industry standards or redevelopment standards in a generic fashion.
- Mr. Blackwell asked if they should also include market rate comps.
- President Swig asked Mr. Blackwell to include whatever he felt was appropriate for the discussions, he does not want to attend the June 22nd Commission Retreat without being prepared. Mr. Swig asked that they be given enough information from what was said at tonight's meeting from both Commissioner's Covington and Breed, and him at the very least. He asked that Mr. Blackwell gather the data which relates to the questions they have on setting policy for housing so that when they arrive at the retreat they can resolve some issues and provide a direction for policy.

8. REPORT OF THE EXECUTIVE DIRECTOR:

- Postponement of bringing the final budget for approval at this meeting is that they are still working with the Mayor's Office to finalize the changes to minimize the impact on the general fund. An extension was given to submit the Agency's budget to the Mayor's Office. The Informational Memorandum on the budget proposed a complete version of the budget be brought before the Commission rather than giving them a budget that will be changed.

9. COMMISSIONERS' QUESTIONS AND MATTERS:

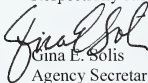
- Commissioner Breed reminded all that Commissioner King is being honored at the San Francisco Marriott by the A. Phillip Randolph Institute is honoring him.

10. CLOSED SESSION: None.

11. ADJOURNMENT:

It was moved by Commissioner Breed, seconded by Commissioner Singh, and unanimously carried that the meeting be adjourned at 7:50 p.m.

Respectfully submitted,


Gina E. Solis
Agency Secretary

ADOPTED:

May 18, 2010

**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
4TH DAY OF MAY 2010**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 4th day of May 2010, at the place and date duly established for holding of such a meeting.

President Swig called the meeting to order at 4:00 p.m.

Mr. Swig welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Swig asked members of the public who wished to address the Commission to fill out speaker cards, and to state their names for the record, and to limit their remarks to three minutes. Mr. Swig stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly noticed meeting agenda.

1. RECOGNITION OF A QUORUM

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel M. Bustos
Francee Covington
Leroy King

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Fred Blackwell, Executive Director, and staff members were also present.

2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY. No Reportable Action.

3. MATTERS OF UNFINISHED BUSINESS. None.

4. MATTERS OF NEW BUSINESS:

CONSENT AGENDA :

- (a) Approval of Minutes: Regular Meeting of April 6, 2010.
- (b) Authorizing a First Amendment to the Ground Lease and a First Amendment to the Second Amended and First Restated Loan Agreement with Mission Bay Affordable Housing Limited Partnership, a California Limited Partnership, for 150 Berry Street, to modify the terms and conditions of the Agreements, Mission Bay North Redevelopment Project Area. (Resolution No. 43-2010)
- (c) Authorizing a Third Amendment to the Maintenance and Management Agreement with the City and County of San Francisco by and through the San Francisco Port Commission to extend the term for three years to June 30, 2013 and approving a fiscal year 2010-2011 operating budget in an amount not to exceed \$198,194 for maintenance and management services for Rincon Park; Rincon Point-South Beach Redevelopment Project Area. (Resolution No. 44-2010)

Vice President Singh requested item 4(b) be pulled from the Consent Agenda.

Commissioner Breed put forth a motion to move items 4(a) and 4(c).

Vice President Singh seconded Ms. Breed's motion.

ADOPTION: IT WAS MOVED BY COMMISSIONER BREED, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, THAT THE MINUTES OF THE REGULAR MEETING OF APRIL 6, 2010, AND RESOLUTION NO. 44-2010, AUTHORIZING A THIRD AMENDMENT TO THE MAINTENANCE AND MANAGEMENT AGREEMENT WITH THE CITY AND COUNTY OF SAN FRANCISCO BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION TO EXTEND THE TERM FOR THREE YEARS TO JUNE 30, 2013 AND APPROVING A FISCAL YEAR 2010-2011 OPERATING BUDGET IN AN AMOUNT NOT TO EXCEED \$198,194 FOR MAINTENANCE AND MANAGEMENT SERVICES FOR RINCON PARK; RINCON POINT-SOUTH BEACH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

REGULAR AGENDA

- (b) Authorizing a First Amendment to the Ground Lease and a First Amendment to the Second Amended and First Restated Loan Agreement with Mission Bay Affordable Housing Limited Partnership, a California Limited Partnership, for 150 Berry Street, to modify the terms and conditions of the Agreements, Mission Bay North Redevelopment Project Area. (Resolution No. 43-2010)

Presenter: Olson Lee, Deputy Executive Director, Housing

Speakers: Larry Del Carlo

Commissioner Singh asked if this item needed to be rectified so they would not be in default.

Director Blackwell stated that once they consummate the agreement they will no longer be in default; the action if adopted will get them out of default.

Vice President Singh asked if they were satisfied with the action.

Director Blackwell stated they are satisfied with the action.

Commissioner Bustos put forth a motion to move item 4(b).

Commissioner Covington seconded Mr. Bustos motion.

ADOPTION: IT WAS MOVED BY COMMISSIONER BUSTOS, SECONDED BY COMMISSIONER COVINGTON, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 43-2010, AUTHORIZING A FIRST AMENDMENT TO THE GROUND LEASE AND A FIRST AMENDMENT TO THE SECOND AMENDED AND FIRST RESTATED LOAN AGREEMENT WITH MISSION BAY AFFORDABLE HOUSING LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, FOR 150 BERRY STREET, TO MODIFY THE TERMS AND CONDITIONS OF THE AGREEMENTS, MISSION BAY NORTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (d) Workshop on the status of the environmental clean-up of the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area.

Presenter: Michael Cohen, Director of MOEWD, Amy Brownell

Speakers: Marissa Shaw, Francisco DaCosta, Al Norman, Michael Theriault, Espanola Jackson, Roanae Kent, Arnold Townsend

Commissioner Covington stated the photographs of the time progression was very helpful allowing people to understand the development of the sites over time which shows the progress of how incredibly fast the development on the site has gone, to the slow as you go standard that is happening now. She stated that she thinks those who are frustrated by the length of time this is taking will have a better understanding of what's taking so long which is not a situation that warrants a quick fix. She expressed her appreciation on the clarity of the presentation.

President Swig expressed his appreciation on the continued information and echoed the comments made by Ms. Covington; the more information and transparency, the better. Mr. Swig suggested that at some appropriate time in the next four to six months there be another presentation with the map of the

area of groundwater contamination where there were lots of little circles with lots of BOC's on it and now there is less; he would like to see in six months where there are less BOC's and less CR's. Mr. Swig suggested that a representative from the Navy, as suggested by Mr. DaCosta be included in the interest of public comment when staff returns when they make another presentation. He stated the more that is disclosed and the more experts there are in front of the commission and the public, the more comfortable people will feel. Mr. Swig expressed his appreciation of the thorough presentation.

- (e) Authorizing the Payment of \$28.733 Million for the Supplemental Educational Revenue Augmentation Fund (SERAF) from the Existing Low And Moderate Income Housing Fund (LMIHF) Pending the Sale of Tax Allocation Bonds; and Making Findings that There Are Insufficient Funds from Sources Other than the LMIHF To Make The SERAF Payment; Establishing a Repayment Obligation in the Amount of \$28.733 Million to the LMIHF. (Resolution No. 45-2010)

Presenter: Amy Lee, Deputy Executive Director

Speakers: None

Commissioner Covington put forth a motion to move item 4(e).

Vice President Singh seconded Ms. Covington's motion.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 45-2010, AUTHORIZING THE PAYMENT OF \$28.733 MILLION FOR THE SUPPLEMENTAL EDUCATIONAL REVENUE AUGMENTATION FUND (SERAF) FROM THE EXISTING LOW AND MODERATE INCOME HOUSING FUND (LMIHF) PENDING THE SALE OF TAX ALLOCATION BONDS; AND MAKING FINDINGS THAT THERE ARE INSUFFICIENT FUNDS FROM SOURCES OTHER THAN THE LMIHF TO MAKE THE SERAF PAYMENT; ESTABLISHING A REPAYMENT OBLIGATION IN THE AMOUNT OF \$28.733 MILLION TO THE LMIHF, BE ADOPTED.

- (f) Approving the proposed budget for the period July 1, 2010 through June 30, 2011 and authorizing the Executive Director to submit the Budget to the Mayor's Office. (Resolution No. 46-2010)

Presenter: Amy Lee, Deputy Executive Director, Finance and Administration

Speakers: None

Commissioner Covington was very complimentary of staff on their presentation and budget process, especially since Mr. Mario Menchini retired from the Agency after handling the budget process for many years. She was happy to see

that capable staff was able to fill his shoes without any interruption in the process and wanted to voice that in public. She indicated that she would like to, for her own edification, and to have it serve as a discussion point during their commission retreat in an informational memo, a list of the expenditures that have already been committed for all of the parks that are being built; she would like the yearly number for that. She stated that she is a bit alarmed at the amount of monies being committing for a term of sixty-five years in some places and a hundred years in other places. She thinks that as a Commission it would be helpful for them to look at landscape standards since they are committing future commissions for decades with park planning at this present time. Commissioner Covington put forth a motion to move item 4(f).

Commissioner Breed seconded Ms. Covington's motion. Ms. Breed complimented staff, as she had done so at the previous budget workshops. She stated the budget was thoroughly explored and provided in-depth insight on what to anticipate in the coming years, and believes staff made good decisions in redirecting funds in order to meet the needs of pressing issues that are going to be coming forward in the coming years with budget cuts.

President Swig echoed his fellow Commissioners' comments and thanked staff for their hard work.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BREED, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 46-2010, APPROVING THE PROPOSED BUDGET FOR THE PERIOD JULY 1, 2010 THROUGH JUNE 30, 2011 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT THE BUDGET TO THE MAYOR'S OFFICE, BE ADOPTED.

- (g) Authorizing an Amended and Restated Exclusive Negotiations Agreement with 706 Mission Street Co. LLC, a Delaware limited liability company, for the development of a mixed-use project, including a residential tower and museum space, on 706 Mission Street (Assessor's Block 3706, Lot 93) and Agency Parcel CB-1-MM located at the north side of Mission Street between Third and Fourth Streets (Assessor's Block 3706, portion of Lot 277) and also authorizing other ancillary actions; Yerba Buena Center Redevelopment Project Area. (Resolution No. 47-2010)

Presenter: Christine Maher, Agency Staff

Speakers: Victor Marquez, Mario Diaz, Espanola Jackson

Commissioner Bustos thanked his fellow Commissioners, especially members of the community who had been waiting a long time for the Mexican Museum to happen. He understands the need to clarify this but stated his only concern is that when it says, "our cultural component", it reads as though it may not happen. He stated part of the desire, along with some of the comments expressed from the public is that, it needs to happen; San Francisco needs to

have a Mexican museum. He asked to hear comments from other commissioners about their thoughts of it explicitly saying, "The Mexican Museum", or leaving it the new way.

Director Blackwell clarified that the terms of the deal have not changed at all. What is being proposed is language in the resolution to reflect the terms of the deal that were approved by the commission when the term sheet was approved. Mr. Blackwell wanted to make it clear that none of the deal terms have changed and what they are doing is making the language in the resolution reflect what is in the term sheet.

Ms. Neches stated the way this is structured is that there are essentially three parties in the transaction; the private developer, the Agency in the middle, and the Mexican Museum with basically two sets of agreements that will run through the agency. The Agency's agreement with the developer requires the developer to build the space, but who occupies the space is up to the Commission, not the Developer. Staff has been working extremely close with the Mexican Museum and Millennium with the intention that this be the Mexican Museum, including meeting with architects moving forward and providing funding. It is the stated purpose of doing this entire project to provide a home for the Mexican Museum. However, Ms. Neches stated that legally, it is not an obligation of the developer to provide the cultural space back to the Agency so the Commission may make the decision of the terms under which the Commission will then grant that space and the funding that goes with it to the museum; it will be two interlocking sets of agreements.

Commissioner Bustos stated this item was very important to him and has been on the other side as a community member. There is always hesitation and a sense of speculation that this will not happen. Mr. Bustos stated now that he is a sitting member of this Commission, he would like to see this move forward and would like to see it happen along with many others who have supported the Mexican Museum for quite some time now. Mr. Bustos put forth a motion to move item 4(g).

Vice President Singh stated that he has always supported the Mexican Museum and sees that it is becoming a reality, and congratulated all involved. Mr. Singh seconded Mr. Bustos' motion.

President Swig asked if there were any further comments.

Director Blackwell clarified that the motion was for the substitute resolution.

President Swig stated the Mr. Blackwell was correct.

- (h) Authorizing an Amended and Restated Memorandum of Understanding with the City and County of San Francisco, acting by and through its Arts Commission, and the Mexican Museum, a California nonprofit corporation, for an aggregate amount not to exceed \$775,000, to collaboratively develop and implement a

predevelopment plan for a new museum associated with a new mixed-use project on a site that includes 706 Mission Street (Assessor's Block 3706, Lot 93) and Agency disposition parcel CB-1-MM (Assessor's Block 3706, portion of Lot 277); Yerba Buena Center Redevelopment Project Area. (Resolution No. 48-2010)

Presenter: Christine Maher, Agency Staff

Speakers: Victor Marquez, Mario Diaz, Espanola Jackson

Commissioner Bustos thanked his fellow Commissioners that have put faith in the Mexican Museum and the community to bring this item up and hopefully gain their support. He also thanked members of the board of the Mexican Museum past and current who have done such an incredible job of turning the organization around and working with other partners to make this a reality. Mr. Bustos stated that \$495,000 is a lot of money and but that it is not a lot of money when it comes to trying to hire staff, and in putting together a museum that is supposed to fund-raise and build what will be a shining light in Yerba Buena. Mr. Bustos made a motion to give the entire \$495,000 to the Mexican museum because it deserves it. He stated that the extra \$495,000 could help with development projects to raise more money. Mr. Bustos also asked, with the Commission's permission, to allow him to be the liaison on behalf of the Commission, with the Mexican Museum and to help with some of the things that are going to be decided in the coming months and the coming years to make sure it happens. He indicated that Cinco de Mayo, which takes place tomorrow, is not a day of independence but a celebration of perseverance when the Indians of Puebla fought against the French with rocks and hot water when the French came in with their guns and their cannons, the Indian people fought it and won. Mr. Bustos thought it is fitting on the eve of Cinco de Mayo that the Commission approve giving the Mexican Museum the full amount so that this can become a reality. He stated that there are many artifacts at Fort Mason that were made and created before Christopher Columbus stepped foot and recommended everyone to stop by and visit. Mr. Bustos stated that it was not only important to the Mexican culture, but also important to the history of America because this was once Mexico. Mr. Bustos reiterated once again that this item be approved and that the Mexican Museum be given the full amount. He expressed his appreciation of the partnership with the Arts Commission but thinks that the museum could use the funds. Mr. Bustos asked that his fellow Commissioners support his community, help him celebrate Cinco de Mayo, and help him put a smile on his mom's and dad's faces from above because he knows that they would be very happy that their son is helping move this forward.

Vice President Singh seconded Commissioner Bustos motion to move item 4(h) and that Mr. Bustos represent the Commission as the liaison for the Mexican Museum.

Commissioner Breed stated that when this item previously came before them, and the Commission approved providing funds to the Mexican Museum, she did not support this item because she did not support giving money to the San Francisco Arts Commission to manage it on behalf of the Mexican Museum. With this partnership, with how things have moved forward, she is appreciative of the work that the San Francisco Arts Commission has done in order to move the Mexican museum forward and believes the relationship needs to continue. She supports Commissioner Bustos in moving forward and asked that the Agency try and identify other funds for the San Francisco Arts Commission to continue their relationship. She indicated, in terms of the oversight, she does not think it any longer necessary since she believes the Mexican Museum is on the right path in reviewing the milestones reported, and the information that has been submitted in selecting new board co-chairs, people she highly respects and are ready to move forward in the right direction. Ms. Breed stated that she definitely supports moving forward and providing the Mexican Museum all of the funds, and asked that Director Blackwell look at other opportunities to continue the working relationship that exists between the Mexican Museum and the San Francisco Arts Commission.

Commissioner King stated that this was a good day with the proposed action they were voting on. He has been on the Commission since the Mexican Museum was first proposed and was glad to see Commissioner Bustos take leadership on the Mexican Museum. He stated that he will support Mr. Bustos all the way through everything on this project. Mr. King expressed his appreciation of the San Francisco Arts Commission but believes the Mexican Museum board has accomplished enough to go on their own in making it become a reality.

Commissioner Covington stated that there has been conversation about the Mexican Museum for quite some time now and recalls when Ms. Neches made a presentation to the Commission about a year ago that she asked her how many milestones the Mexican Museum had met with the Agency. Ms. Neches at the time indicated that they had not met any of the designated milestones. Ms. Covington stated that they are now at a point where things have changed tremendously, where things have improved, milestones have been met, and tremendous progress has been made. She cautioned the Commission and the directors of the Mexican Museum to take that into account because they are at a crossroads; they either continue their work with the Arts Commission or try to go it alone again. Ms. Covington indicated that the Arts Commission, as well as the Commission wants to see a Mexican Museum which is why the two entities were joined in order to help the Mexican Museum get back on track. She stated that she respects Commissioner Bustos' comments and desire along with Ms. Breed and Mr. King to have all of the money go to the museum, but asked where are they going to get the money to pay the fee to the Arts Commission? She requested that there be further discussion about the monies and where the monies will come from.

Ms. Neches stated that the item before them is a three-way memorandum of understanding that provides a relatively small amount of money to the Arts Commission. What the Arts Commission does with that money is help fund their own operations to fund an outside consultant, Denise Bradley, who does day-to-day work helping to advise and move things along with the museum. If the resolution is amended to remove any funding from the Arts Commission, she believes it would be impossible for the Arts Commission to be in this agreement. The agency would then have to, in order to disburse the funds directly to the museum, would then have to enter into a different agreement. Funds would then be transferred in bulk to another city agency with the Arts Commission. The Arts Commission then has the detailed grant agreement that disburses the funds over time to the museum, and would not recommend that \$495,000 be transferred in one payment to the museum. If the Commission wishes to increase the funding to \$495,000, they can increase the amount of the entire contract from \$495,000 to \$540,000. She stated to Commissioner Busto that the amount is already at \$450,000 for a fourteen month period, more than the museum had actually requested which she did not think was adequate. She stated that one possibility would be to see how progress is over the next few months and if the museum feels that is not enough money, they can request for additional funding. Ms. Neches noted that the \$30,000 that was part of the original MOU was used by the Arts Commission completely to fund Ms. Bradley's consulting work and did not use any for administrative costs.

Commissioner Covington asked if it was a pass-through.

Ms. Neches stated that was correct. She noted that a lot of progress has been made in the last year, particularly around creating financial accountability. The museum filed all of its 990's, reconciled bank statements going back several years, and is now in the process of an audit as well as resolving issues with Fort Mason. What has not happened is the major deliverable back to the Agency under the MOA which was suppose to be a pre-development plan focused on the planning for occupying the new museum. Because of all the work that had to go accounting work which turned out to be a great deal more work than anyone had realized, they were not able to be in a position to start real pre-development planning; the new MOA is again very focused on that. Ms. Neches indicated that the goal is to have them ready and able to fully financially, successfully, and artistically operate in their new home when it opens. Ms. Neches said that the options are to leave it as it is, increase the funding so that there is still a reasonable amount of funds for the Arts Commission, or direct staff to come up with a full grant agreement that would allow disbursement directly to the museum over time.

Commissioner Covington asked if staff would be back before the Commission with the full grant agreement.

Ms. Neches stated that staff would be back before the Commission because the agreement would be substantially different than what is on the agenda before them today, and they would have to write it.

Commissioner Covington asked what the estimated time would be to write the agreement.

Ms. Neches indicated it would take about a month.

Commissioner Covington stated the item would then be delayed a month.

Ms. Neches stated that she would expect that the disbursements to the museum would be about the same, that there would be benchmarks just as there are in the grant agreement. What they then may have to consider is whether a consultant is hired to help work with the museum. She indicated that agency staff are not museum development experts and, just as MOAD and other museums, consultants were hired to help work with the partners because staff believes it to be important. Ms. Neches stated it is not only a lot of money in the agreement but more importantly, the future home of the Mexican Museum, and she wants to make sure that the Agency helps in improving the organization, use of public funds as wisely as possible, and be best positioned to be a partner in the project.

Commissioner Covington thanked Ms. Neches for the clarifications, she believes tremendous progress has been made over the past year and a half and would like to see that progress continue.

Commissioner Bustos stated that he appreciates the support that the Arts Commission has provided to the Mexican Museum in moving some of these items forward as well as the museum itself having done a tremendous amount in moving the project forward, but he believes part of the mission statement of the Arts Commission is in helping provide arts to the residents of the City and County of San Francisco, and believes part of their everyday business to be able to try to provide support such as this.

Ms. Neches stated that Director Cancel has spent a reasonable amount of time on this particular project and within the context of what will now be quite a large amount of money, it is not in any way meant to suggest that the Mexican Museum is not competent, but there needs to be reassurance that the funds are spent responsibly and appropriately. She indicated that the Mexican Museum has made progress but will admit there is progress yet to go and believes that the system that is in place with having everyone involved has helped the Mexican Museum and will continue to help the museum. She stated that they want the Mexican Museum not to just be an agency project but a city project, and wants everyone to feel like they are part of this, and are responsible for doing everything to move it forward.

Commissioner Bustos indicated with the \$45,000, those funds could hire someone to come in and leverage that as a development/consultant.

Ms. Neches stated out of respect for how much work there is to do, staff negotiated with Millennium in part to get them to make those payments to

increase the funding that would be available to the Mexican Museum. Ms. Neches stated that it is her professional judgment that \$450,000 is a very good sum of money for the agreement, and again, one option that would be is to amend the entire amount of the agreement from \$495,000 to \$540,000 to provide \$495,000 to the museum plus \$45,000 to the Arts Commission.

Commissioner Bustos requested representatives from the Mexican Museum to approach the podium.

Mr. Victor Marquez stated that the recommendation by staff for the amount which came through the director and staff is a good sign in terms of their confidence in the relationship between the Arts Commission and the museum. He believes there is value to keeping some level of a formal relationship with the Arts Commission which he thinks can be a hybrid of what Ms. Neches had just indicated. He stated that the Board did not have sufficient time to review the item voted on earlier in order for them to properly prepare and discuss the item thoroughly. He believes what is needed is to have direct, larger designations of dollars to the museum because they are not able to hire the appropriate staff, whether it be a managing director or a fund development director. They are operating more on a linear way as opposed to on parallel tracks which is what is holding them back and is having a negative impact on their day-to-day ability to move quicker to get the reports they have to come up with under the MOU.

Mr. Diaz stated his day job is working with the non-profit community and in applying for a 501 C03 status which allow you to fundraise and receive money directly. At this time they are on a path of rebuilding their credibility with a non-profit. He stated to have a fiscal agent when they have their own 501 C03 status sends a different message saying that they are not responsible. He indicated that they have built so much capacity on just the small steps over the months and have done everything that people have told them to do with the exception of the pre-development plan which he indicated takes a leadership beyond his expertise. Mr. Diaz expressed his concern that if they continue on with a fiscal agent, it sends a different message to their potential funders of why do they have to have a fiscal agent if they have their own 501 C03 status. Mr. Diaz stated that they appreciate the role of the San Francisco Arts Commission and would like to continue with their partnership but not in a fiscal agent role. He stated that the Arts Commission has relationships with many arts non-profits in the city and county of San Francisco and eventually would like to have that type of relationship but at this time it is a stewardship.

President Swig asked if the Mexican museum has a 501C3.

Mr. Diaz indicated they have always had one.

President Swig indicated the Arts Commission is not acting as a fiscal agent but that the Redevelopment Agency is choosing to engage the Arts Commission for assistance in proper disbursement of the funds. Mr. Swig indicated that fiscal

agents are not used in this and appointed out that there is a big difference between fiscal agent and a provider of assistance.

President Swig asked Ms. Neches for clarification.

Ms. Neches stated the Agency uses the term fiscal agent but the way it uses it is that the Arts Commission shall act as the agency's fiscal agent in disbursing the funds. They are not the fiscal agent in that the museum has its own books and accounts and makes its own disbursements. The Arts Commission has a detailed grant agreement with the museum which sets out the budget for the use of the funds, sets out the milestones for receiving the funds and has all the boilerplate that is in every agreement that a city agency has to disburse funds, including the Arts Commission with other organizations.

President Swig asked again to clarify that the Agency is the fiscal agent to the Mexican Museum, not the San Francisco Arts Commission.

Ms. Neches confirmed that the San Francisco Arts Commission is the Agency's fiscal agent.

President Swig stated that was a very important point and that point should not cast any negative aspersions onto the Mexican museum because it is the Agency's watchdog. The Commission and the Arts Commission acting as the Agency's helper should send no negative message whatsoever about the Mexican museum to the fundraising community, especially since the Mexican Museum already has a 501C3.

Commissioner Bustos stated that he was proposing to raise the amount to \$490,000 to hire their consultant and if the Mexican museum needed more funds they could come back and request for more. Mr. Bustos stated that is how he would like to redo his motion.

Mr. Marquez stated that would be acceptable to the Mexican museum board.

President Swig asked Ms. Neches if the amount could be moved to \$540,000.

Commissioner Bustos confirmed that it could with the caveat that if more funding is needed they could come back for more.

Commissioner Breed stated she had a concern in the milestones and in the information provided, there has been a lot of leeway and asked if they are being made with board members or with volunteers? She asked what their plans were to hire staff and how does that work with funds that are expected to come through the Arts Commission? Is that going to present any difficulty?

Mr. Diaz stated there would be no difficulty; they were just given a check for \$48,000 from the Arts Commission to hire a part-time manager. The Board, along with Mr. Cancel are presently reviewing two candidates' resumes with the

hope to have that person in place within a week, not a month as Christine Maher had mentioned earlier. They would like to back to CCHE by May 13 to inform them they have hired staff which has been CCHE's concern.

Commissioner Breed seconded the motion to Commissioner Bustos' recommendation to increase the grant agreement and move the item forward.

Mr. Diaz added that with the additional monies, those monies are going to be utilized to fulfill an Executive Director. They are in the process of putting together a review committee who will interview the candidates to ensure that they hire the right person who has the business sense, the state-of-the-artist's sense, and the right candidate who will work with them on the pre-development plan so they can fulfill that deliverable within the year.

President Swig asked where the additional \$45,000 Commissioner Bustos has recommended come from.

Director Blackwell stated, as Ms. Neches mentioned earlier, the Commission and the Board of Supervisors have over time given authorization to issue bonds for the development of the museum site. What they have been doing, not only for this funding request but for prior funding requests, is basically shaving off of the \$11M to basically engage in pre-development activities related to the core and the shell and the build-out for the museum; these are items that have already been budgeted from the \$11M that was part of a prior bond request. What they are essentially doing is when they take more money and put it into predevelopment; they are basically diminishing the amount of money that will be available for the build-out when that part of the project comes along. Director Blackwell also stated that, assuming that the Commission passes this motion, staff will need to go back and work with the Mexican Museum on how the additional \$45,000 will be programmed and utilized. The activities that are funded need to have a very clear nexus with the pre-development activities and the construction of 706 Mission. The funds will not be used for general operating support, to pay rent at Fort Mason, or to hire staff not directly working on bringing the project to fruition. Director Blackwell indicated, in working with the Mexican museum on developing the budget, staff will be enforcing that and making sure that the budgeted items and activities actually relate directly to moving the 706 Mission project forward with the museum as the cultural component.

President Swig stated that he appreciated Director Blackwell's explanation which made it much clearer to him. Mr. Swig wanted to make it very clear to the proponents and advocates of the museum, what they heard very clearly tonight, and also expressed in prior meetings is that this Commission is very supportive of their project. He stated that he was very verbal in the past about the rigor of accountability because of the past track record of the museum which is why they enlisted the help of the Arts Commission to provide their expertise in providing support for the Redevelopment Agency in assisting the Mexican museum to provide a further foundation to move forward. Mr. Swig stated that

he wanted to be very clear that the Mexican Museum has unilateral support of this Commission and are very excited about the Mexican Museum. He stated that the Mexican Museum is in the youthful development of what will become a mature and prosperous development and feels that the support through the Commission can be helpful so they grow and prosper and become a leading cultural institution in this city which the Commission and all would like to see. Mr. Swig congratulated Mr. Diaz for his incredibly hard work. He stated that the relationship between the Mexican Museum and Fort Mason was rancorous, and now it's smooth. He indicated that there was an opportunity for the public to see the great treasures within the Mexican Museum which was almost non-existent and the Board has done tremendous work to allow the public to see those great treasures. The Mexican Museum Board has been stabilized which, as Mr. Swig stated, is a tremendous success as a result of tremendous hard work. Mr. Swig stated the Commission has given the Board a leap of faith even though the pre-development plan, which was a key component of this, has not been delivered. Mr. Swig stated with that, the trade off is that the Commission would like the assistance of the Arts Commission to further support the Boards needs and the Agency's needs mutually in moving forward into this partnership. Mr. Swig thanked Ms. Bradley and Mr. Cancel for their hard work and assistance in moving this forward and creating this partnership as they move into the future.

President Swig stated there is a motion from Commissioner Bustos and a second with amendments to increase the amount from \$495,000 to \$540,000.

ADOPTION: IT WAS MOVED BY COMMISSIONER BUSTOS, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 48-2010, AUTHORIZING AN AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING WITH THE CITY AND COUNTY OF SAN FRANCISCO, ACTING BY AND THROUGH ITS ARTS COMMISSION, AND THE MEXICAN MUSEUM, A CALIFORNIA NONPROFIT CORPORATION, FOR AN AGGREGATE AMOUNT NOT TO EXCEED \$775,000, TO COLLABORATIVELY DEVELOP AND IMPLEMENT A PREDEVELOPMENT PLAN FOR A NEW MUSEUM ASSOCIATED WITH A NEW MIXED-USE PROJECT ON A SITE THAT INCLUDES 706 MISSION STREET (ASSESSOR'S BLOCK 3706, LOT 93) AND AGENCY DISPOSITION PARCEL CB-1-MM (ASSESSOR'S BLOCK 3706, PORTION OF LOT 277); YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA, BE ADOPTED AS AMENDED.

- (i) Authorizing a Cooperative Agreement with the San Francisco Community Investment Fund, a California nonprofit, public benefit corporation ("SFCIF"), for a loan consisting of Agency funds in an amount not to exceed \$100,000 and Agency staff time in an amount not to exceed \$385,000, for a total aggregate loan amount not to exceed \$485,000, in a two-year period, to aid the SFCIF in fulfilling its mission to apply for new markets tax credits and to make qualified low-income community investments. (Resolution No. 49-2010)

Presenter: Stephen Maduli-Williams, Deputy Executive

Speakers: Francisco DaCosta

Vice President Singh put forth a motion to move item 4(i).

Commissioner Bustos seconded Mr. Singh's motion.

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 49-2010, AUTHORIZING A COOPERATIVE AGREEMENT WITH THE SAN FRANCISCO COMMUNITY INVESTMENT FUND, A CALIFORNIA NONPROFIT, PUBLIC BENEFIT CORPORATION ("SFCIF"), FOR A LOAN CONSISTING OF AGENCY FUNDS IN AN AMOUNT NOT TO EXCEED \$100,000 AND AGENCY STAFF TIME IN AN AMOUNT NOT TO EXCEED \$385,000, FOR A TOTAL AGGREGATE LOAN AMOUNT NOT TO EXCEED \$485,000, IN A TWO-YEAR PERIOD, TO AID THE SFCIF IN FULFILLING ITS MISSION TO APPLY FOR NEW MARKETS TAX CREDITS AND TO MAKE QUALIFIED LOW-INCOME COMMUNITY INVESTMENTS, BE ADOPTED.

(j) Workshop on Agency Local Hire and Project Labor Agreement Policy; all Redevelopment Areas

Commissioner Covington thanked everyone who stayed through a very lengthy meeting and stated that public comments were about making good faith efforts and out of work hires, and agrees with what everyone said. She indicated that this is a new way of doing business because all the members of the city family, agency staff, City Build, and the Mayor's Office, have all have been very frustrated over the years that things were not working and to look into what was out there to see so they could build on their success. Ms. Covington stated that Director Blackwell and staff went to Los Angeles because they heard that they had a project labor agreement that was very useful when it came to the city dollars that were being spent. She indicated that the elation system the Commission has voted on will be able to tell in real time who is on the job, what their zip code is, what their skill set is, whether or not they have been out of work for a long time or if they just got hired, whether they are an apprentice or a journeyman, whether they are male or female. Ms. Covington stated the key to the success is in understanding what is going on and being able to hold people's feet to the fire. It is being able to get a succession of well-paying jobs that you enjoy that leads to a career.

Mr. Maduli-Williams stated there will be a number of items that will be before the commission in the near future, one relating to an interim workforce policy in terms of language issues related to best efforts and the other item, which is very

critical, is the insertion of any kind of interim policy in the agency's DDA's, OPA's, and the various documents that are tied to contractors and developers from an execution standpoint, particularly as it relates to Elations.

Commissioner Covington asked if each and every contract that is reviewed and revised needs to come back before the Commission.

Mr. Maduli-Williams stated that the goal is to address it from a new policy since there currently is no workforce policy in place.

Commissioner Covington stated that she would like to discuss the item at the next workforce meeting.

Commissioner Breed asked for clarification to have a clearer understanding of who is and isn't working. It is her understanding from the presentation in part, but also from members who had contacted her, that union workers are being hired on these jobs but are not necessarily San Francisco residents. (Staff stated she was correct) She wanted to make sure that point was clear. She wholeheartedly agrees with Commissioner Covington, and commended Fred Blackwell and staff for stepping up to the plate on this issue. Ms. Breed noted that a few years back this issue came to blows in the Bayview Hunters Point where a number of residents were frustrated with the number of the people who were working on the project and were not San Francisco residents. She stated that the realities are that there is a population of less than one million people with billions of dollars being spent in this city, and how insane it is that not only are local residents not working but local union people are not working. Ms. Breed indicated that this has been frustrating to her because everyone's coming to her as a Commissioner and looking for support, guidance, leadership, and the Commissioner have to be the ones to step up and do something that has never been done before. Ms. Breed indicated that she wholeheartedly is in support of the unions and local union people getting these jobs, but also equally supportive of locals either becoming part of these apprenticeships, and working and developing this relationship. It is important to her in moving forward in the future, and with all due respect to the unions and the crafts, that you cannot just put somebody in the job and then think that all of a sudden within six months training that person will be a full-fledged electrician. She stated that people need to be trained and capitalize on one another's resources in order to make sure that people are prepared. Ms. Breed also brought up another issue which is the need to get out of the mindset of only construction jobs, and to think bigger than just construction jobs; there are many other opportunities that exist with Mission Bay - UCSF, the medical field, and biotech, to name a few. Ms. Breed asked that in the future this type of workshop be heard earlier in the agenda where the public will have more of an opportunity to participate since the issue is way too important to put at the end of an agenda after a long day. She also asked that there be more outreach to members of the community to get them more involved, to get more community input about how to move this forward, and how to make it a very effective and overall supported program by the citizens of San Francisco.

Commissioner Bustos echoed Commissioner Covington and Commissioner Breed's comments and stated that he wholeheartedly agreed with them. One of his fondest memories growing up in the Mission was his family getting in the car and visiting the construction sites that his father helped build, whether it be Transamerica, the Bank of America building, or Pier thirty-nine. Mr. Bustos stated that his father was a very proud union worker but more than that, he was proud that he helped build San Francisco. As a son of a construction worker he grew up feeling proud that his family gave to beautify the city's landscape. Mr. Bustos expressed his excitement that this was moving forward in a direction where San Franciscans can benefit not only in the jobs, but in the creation of an incredible city. He also underscored the brother's comment of not forgetting how black and brown brothers' journeymen have families to feed just like his father had to feed his family and suggested that something can be worked out so that they also get jobs along with everybody else. Mr. Bustos suggested that staff provide the Commission with information on a regular basis with real time up to date reports generated from the Elation system and monitor the numbers of how many San Franciscans are provided jobs at the beginning of the month when the Commission meets.

Commissioner Covington added, in talking about hard and soft skills, she wanted to reiterate that under Rhonda Simmons there are sector academies that have been developed for health care, clean energy, and a number of academies, and requested the next time this comes before the Commission that Ms. Simmons report on the sector academies.

President Swig thanked staff and other presenters for their hard work and time. He also thanked Commissioner Covington for her contribution and extra time spent in this area and her passion which deeply reflects what the commission is all about and the other comments from the other commissioners. Mr. Swig also reiterated what Ms. Covington and Ms. Breed stated, it's not all about construction, it's about white collar jobs too, and there should not be any restrictions or lowering the bar to only expect that residents of the focused areas will only be limited to construction jobs or union daily worker jobs but maybe just some of them might be running the companies one of these days. Mr. Swig expresses his concern on the issue of access to union jobs from the community, and asked Mr. Theriault to work indiscriminately with the community on the problem of getting access, getting recognized, and being welcomed as a brother into a union. Mr. Swig stated in his hope of trying to promote union jobs in San Francisco that it be made a major priority that all groups indiscriminately be invited into the unions without hesitation to make this work better.

5. **MATTERS NOT APPEARING ON AGENDA:** None

6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS.** None

7. **REPORT OF THE PRESIDENT:**

- President Swig reminded the Commissioners of the June 3rd Special hearing with the Planning Commissioners.
- President Swig stated that Commissioner Bustos volunteered as the Commission liaison in the Mexican Museum activities and asked Director Blackwell to include him in any future meetings.
- The next regularly scheduled Commission meeting is June 15th.

8. **REPORT OF THE EXECUTIVE DIRECTOR:** None

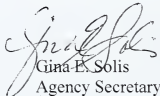
9. **COMMISSIONERS' QUESTIONS AND MATTERS:** None

10. **CLOSED SESSION:** None

11. **ADJOURNMENT:**

It was moved by Commissioner Breed, seconded by Commissioner Bustos, and unanimously carried that the meeting be adjourned at 8:50 p.m.

Respectfully submitted,


Gina E. Solis
Agency Secretary

ADOPTED:

JULY 6, 2010

**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
18th DAY MAY OF 2010**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 18th day of May 2010, at the place and date duly established for holding of such a meeting.

President Swig called the meeting to order at 4:00 p.m. Mr. Swig welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Swig asked members of the public who wished to address the Commission to fill out speaker cards, and to state their names for the record, and to limit their remarks to three minutes. Mr. Swig stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly noticed meeting agenda.

1. RECOGNITION OF A QUORUM

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel M. Bustos
Francee Covington
Leroy King

Fred Blackwell, Executive Director, and staff members were also present.

2. **REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY.** No Reportable Action.
3. **MATTERS OF UNFINISHED BUSINESS.** None.
4. **MATTERS OF NEW BUSINESS:**

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CONSENT AGENDA:

- (a) Approval of Minutes: Regular Meeting of April 20, 2010.
- (b) Authorizing Renewal of the Microsoft Enterprise Agreement through DELL, Inc. at a cost not to exceed \$75,000 for a term of three years from July 1, 2010 through June 30, 2013. (Resolution No. 50-2010)
- (c) Approving a federal CDBG-R grant agreement with the Mayor's Office of Housing and an associated letter agreement with FOCIL-MB, LLC, a California Limited Liability Corporation, for the receipt and use of CDBG-R grant funds for Long Bridge Street infrastructure (adjacent to 1000 4th Street), and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area. (Resolution No. 51-2010)
- (d) Authorizing a First Amendment to the Personal Services Contract with Kelley and VerPlanck LLC, a California Corporation, to extend the term for one year from June 30, 2010 to June 30, 2011, and to increase the Contract amount by \$152,500, for a total aggregate amount not to exceed \$302,500, to conduct a Historic Resources Survey and to further refine the Context Statement; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 52-2010)
- (e) Authorizing a Personal Services Contract with L. Luster & Associates, a California corporation, for consultant services to perform a Labor Market Analysis on the construction industry and related professions in San Francisco, for a term of 12 months, in an amount not to exceed \$125,000, and, authorizing Letter Agreements with the San Francisco Public Utilities Commission and the Office of Economic and Workforce Development to provide partial funding for the Contract; All Redevelopment Project Areas. (Resolution No. 53-2010)

Commissioner Covington requested Item 4(e) be pulled from the Consent Agency because the PLA is a revolutionary device for the Agency at every point and would like staff to explain what the PLA is.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED THAT THE MINUTES OF THE REGULAR MEETING OF APRIL 20, 2010; RESOLUTION NO. 50-2010; AUTHORIZING RENEWAL OF THE MICROSOFT ENTERPRISE AGREEMENT THROUGH DELL, INC. AT A COST NOT TO EXCEED \$75,000 FOR A TERM OF THREE YEARS FROM JULY 1, 2010 THROUGH JUNE 30, 2013; RESOLUTION NO. 51-2010, APPROVING A FEDERAL CDBG-R GRANT AGREEMENT WITH THE MAYOR'S OFFICE OF HOUSING AND AN ASSOCIATED LETTER AGREEMENT WITH FOCIL-MB, LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION, FOR THE RECEIPT AND USE OF CDBG-R GRANT FUNDS FOR LONG BRIDGE STREET INFRASTRUCTURE (ADJACENT TO 1000 4TH STREET), AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL

QUALITY ACT; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA; RESOLUTION NO. 52-2010, AUTHORIZING A FIRST AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH KELLEY AND VERPLANCK LLC, A CALIFORNIA CORPORATION, TO EXTEND THE TERM FOR ONE YEAR FROM JUNE 30, 2010 TO JUNE 30, 2011, AND TO INCREASE THE CONTRACT AMOUNT BY \$152,500, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$302,500, TO CONDUCT A HISTORIC RESOURCES SURVEY AND TO FURTHER REFINE THE CONTEXT STATEMENT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA; RESOLUTION NO. 53-2010, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH L. LUSTER & ASSOCIATES, A CALIFORNIA CORPORATION, FOR CONSULTANT SERVICES TO PERFORM A LABOR MARKET ANALYSIS ON THE CONSTRUCTION INDUSTRY AND RELATED PROFESSIONS IN SAN FRANCISCO, FOR A TERM OF 12 MONTHS, IN AN AMOUNT NOT TO EXCEED \$125,000, AND, AUTHORIZING LETTER AGREEMENTS WITH THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION AND THE OFFICE OF ECONOMIC AND WORKFORCE DEVELOPMENT TO PROVIDE PARTIAL FUNDING FOR THE CONTRACT; ALL REDEVELOPMENT PROJECT AREAS, BE ADOPTED.

REGULAR AGENDA

- (e) Authorizing a Personal Services Contract with L. Luster & Associates, a California corporation, for consultant services to perform a Labor Market Analysis on the construction industry and related professions in San Francisco, for a term of 12 months, in an amount not to exceed \$125,000, and, authorizing Letter Agreements with the San Francisco Public Utilities Commission and the Office of Economic and Workforce Development to provide partial funding for the Contract; All Redevelopment Project Areas. (Resolution No. 53-2010)

Presenter: Stephen Maduli-Williams

Speakers: Ace Washington, Yolanda Jones

Mr. Maduli-Williams stated the ultimate goal of a project labor agreement is to initially ensure there is peace among the trades that are working within a city or targeted zone or on a particular project with certain elements related to the communication, and the ability of unions to negotiate different projects of work among themselves. He stated another current model is the Public Utility Commission's (PUC) PLA which addresses more on the relationships among the unions in terms of who does what work but does not address the workforce issue; the goal is to have a PLA be either through a new one, an amended one, take an existing one like the PUC PLA but have it address not only the relationship among the unions but address the workforce element as it relates particularly to local hire. Mr. Maduli-Williams stated that it is the expectation

that a PLA would provide information into how many new people are hired, how many people from a respective project area or community are hired, what trades they work in, what type of absorption do they want by trade both on an initial new hire standpoint as well as a journeyman standpoint. The focus is primarily on the workforce component since that is one of the bigger issues in the southeast side of the city.

Commissioner Covington asked how the project labor agreement would get the Agency where it wants to be, and if the PLA is better than what had been used in the past.

Mr. Maduli-Williams stated that the Agency has not had a workforce development policy but has a good policy at Bayview that is the forerunner of the whole effort to have a uniform approach to workforce development for the agency. He stated there has been a lot of confusion among contractors and developers particularly as it relates to how to enforce the policy they have in the Bayview. There is the issue of the city having their First Source Agreement with the fifty percent local hire requirement, and fifty percent local hire within the Agency, including the good faith effort which has caused a lot of confusion amongst not only the contractors but other people as well asking the question what does a good faith effort really mean? Mr. Maduli-Williams stated it translates to what are the actual percentages of local hire that you are actually able to generate and deliver. He indicated without a clear workforce development policy that everyone is part of, it is difficult to reach the goal of having significant local hired numbers.

Director Blackwell indicated another potential benefit associated with the project labor agreement as it relates to local hire is that with the Bayview policy, the good faith goals in the Bayview area are trumped by the collective bargaining agreements that stand between the contractors, the general contractors and the unions themselves. A project labor agreement would trump the collective bargaining agreement and have the ability to supersede other agreements in order to meet the local hire goals that would be a part of the project labor agreement.

Commissioner Covington stated that she has, for almost a year, been involved with the workforce meetings on a monthly basis concerning workforce development and is very pleased to have reached this point. She asked Mr. Maduli-Williams what they hope to gain by conducting the labor market analysis.

Mr. Maduli-Williams stated the ultimate goal is to remove blight and a better understanding of who's actually there, what their actual challenges are, what kind of economic development strategy do they need to get them employed, what type of jobs, and who it is that actually lives in the Bayview.

Commissioner Covington asked Ms. Luster to describe their participation on workforce development.

Ms. Laura Luster of L. Luster & Associates stated they have been asked to look at six main areas and come up with an analysis of the following: the first part is to look at the supply of workers. At the time the city does not have actual data to tell them how many workers are in the construction skilled trades and if they are actually San Francisco residents. They have better data about apprentices but know very little about the numbers of journeymen and how they are broken down in terms of each skilled trade, they will be looking at that. The other thing that they will be doing is looking at demand. Ms. Luster indicated that they have been asked to look at the city's ten-year plan, the San Francisco Redevelopment Agency development projects, and the PUC's projects to map the construction work and to generate workforce projections from that work so that they will have a much clearer sense of exactly what's going to be the demand in the city over the next five to ten years. They have also been asked to analyze existing project labor agreements emphasizing what types of provisions within those project labor agreements local hire can impact. Ms. Luster introduced Jake Sloan, a member of her team who was one of the negotiators of the Port of Oakland's PLA which was a very innovative project labor agreement that had very important social justice provisions including provisions specifically for local hire, as well as for smaller contractors. Mr. Sloan will bring his experience from the Port of Oakland and other project labor agreements that are considered models by looking a number of PLA's including the ones from Los Angeles and Cleveland. Ms. Luster stated they will also be analyzing existing city policies and present ideas in terms of existing policies, as well as doing the same thing for the existing local hire programs. They will be analyzing how can PLA's and other types of programs the City may be able to generate positively impact the hiring of San Francisco residents on city-sponsored projects and potentially on privately-sponsored projects. Ms. Luster indicated that they have been asked to concentrate initially on getting that supply and demand data in terms of the workforce projections because those are critical elements that the Agency Commission, the Public Utilities Commission, the Mayor's Office, and the community needs to know to have the specific data that they can explain and make informed decisions in moving forward.

Commissioner Covington thanked Ms. Luster for her clear and concise presentation of the proposed work. Ms. Covington put forth a motion to move item 4(e).

Commissioner Breed asked what the outreach efforts were in the Bayview Hunters Point community when the RFP first came out.

Mr. Chris Iglesias stated there was extensive outreach specifically to firms that are certified to do this type of work; economists, labor market, the agency's directory of available firms, HRC's directory, and advertised in the city's various outreach publications that included the Bayview, Hunter's Point, Western Addition, and all the major neighborhoods.

Commissioner Breed asked whether there were direct community mailers and other processes the Agency does in order to outreach to the community in general.

Mr. Maduli-Williams stated the normal process of community outreach was done.

Commissioner Breed stated there seems to continuously be outreach effort problems as it relates to the Bayview Hunters Point in particular, and complaints from members of the public about not receiving information, be it notification of community meetings or when an RFP is out. Ms. Breed asked for clarifications in clearly stating what those outreach efforts are, specifically as it relates to the Bayview Hunter's Point community.

Mr. Iglesias stated that he was not certain about the outreach efforts for this particular project; they usually follow the traditional procurement process of posting online, noticing of RFP's sent out to small businesses who reside in the Bayview community for distribution and outreach.

Commissioner Breed asked if Ms. Jones bid on the project.

Mr. Iglesias stated she did not, not to his knowledge.

Commissioner Breed stated she would like to see more of an effort towards outreach in the Bayview Community with regards to contracts and other relevant information, and all efforts should be made to inform the community of all job opportunities that are available to them especially during these hard economic times. Ms. Breed also requested that staff follow-up with Ms. Jones on opportunities with the agency. She added that she was very happy to see the Agency moving in this direction, and how important it is in understanding the community that the Agency serves but, as she mentioned before, there are other jobs besides construction. Ms. Breed believes this is the first step in the right direction towards understanding the opportunities that will be available to members of the community and the analysis is what is needed in order to get people ready in the appropriate markets as it relates to construction and simultaneous to the work that the Agency is doing with the unions and others in order to ensure that the Agency is not basically asking people to comply with fifty percent local, but are instituting some sort of mechanism in order to make sure that it happens. Ms. Breed stated she seconded Ms. Covington's motion because she knows of the great work of Luster & Associates and their involvement in the community; she is very confident that they will deliver what it is that is expected of them which, she believes, will make things better in moving forward in the future.

Commissioner King stated that San Francisco is a labor town and that people don't work in this town unless you're part of the labor movement. Mr. King indicated that he was very proud of the labor movement agreeing on this project and also praised Laura Luster for her involvement in working with the

communities past and present, he is very well aware of all the good work she's done and is glad Ms. Luster is involved in this program. and believes she will help move this forward successfully. Mr. King stated what is very interesting is that the youth will be trained in trades that will enable them to use those skills to find jobs not only in San Francisco but outside the state. Mr. King stated that he appreciated Director Blackwell in moving this forward in helping create opportunities for youth that will help teach them skills they otherwise wouldn't have been given an opportunity to do so elsewhere. He also thanked Mr. Iglesias and all involved in moving this important matter forward.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BREED, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 53-2010, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH L. LUSTER & ASSOCIATES, A CALIFORNIA CORPORATION, FOR CONSULTANT SERVICES TO PERFORM A LABOR MARKET ANALYSIS ON THE CONSTRUCTION INDUSTRY AND RELATED PROFESSIONS IN SAN FRANCISCO, FOR A TERM OF 12 MONTHS, IN AN AMOUNT NOT TO EXCEED \$125,000, AND, AUTHORIZING LETTER AGREEMENTS WITH THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION AND THE OFFICE OF ECONOMIC AND WORKFORCE DEVELOPMENT TO PROVIDE PARTIAL FUNDING FOR THE CONTRACT; ALL REDEVELOPMENT PROJECT AREAS, BE ADOPTED.

Agenda Items 4(f) and (g) were presented together, but acted on separately.

- (f) Authorization of the Executive Director to enter into Personal Services Contracts for the design and fabrication of artworks and related services with nine artists, as follows: 1) Jerry Barrish in an amount up to \$125,000 for a sculpture; 2) Jessica Bodner in an amount up to \$71,794 for a sculpture; 3) Marion Coleman in an amount up to \$33,850 for collages on porcelain enamel panels; 4) Matthew Geller in an amount up to \$121,000 for a circular bench; 5) Heidi Hardin in an amount up to \$33,800 for custom tiles; 6) Mildred Howard in an amount up to \$379,000 for structures enhancing perspectives within the HPS landscape; 7) Rebagroup Inc. in an amount up to \$64,500 for a climbing structure; 8) Eric Powell in an amount up to \$89,000 for a custom-designed metal fence; and 9) Jason Webster in an amount up to \$30,800 for a metal figure; and Authorizing the Executive Director to amend of said contracts, in his discretion, in order to allocate any savings in fabrication and/or installation of the artwork to artists(s) who may incur cost overruns; Hunters Point Shipyard Redevelopment Area. (Resolution No. 54-2010)

Presenter: Amabel Akwa-Asare, Helene Fried

Speakers: Scott Madison, Barbara Ockel, Alma Robinson, Dorris Vincent, Sergio Gomez, Marcia Dale-LeWinter, Marvellus Lucas, Rene de Guzman, Sanju (Judy Shannon), Marilyn Kuksh,

Commissioner Bustos indicated that he grew up in the Mission District and was once asked what it was like to grow up with all the murals. His response was that the murals tell a story about our past and gives us a sense of the future. He expressed his appreciation of the fact that there will be art for young people that will tell them the story of their past, with a look into their future in the Bayview Hunters Point. Mr. Bustos thanked staff and Ms. Friedman for creating a process that was inviting, encouraging, and inspiring. He stated that the artwork was incredible and a wonder to see such creativity that's woven into the sense of history and a sense of culture. He indicated that he was very touched by the fact that there is a part that acknowledges the women in Bayview as he believes behind every community there are strong women, and believes that was an important piece to add to it. Mr. Bustos suggested to Ms. Bodner that they reach out to the Ohlone people since the memorial is a tribute to the first peoples of the area and believes it would only be proper and respectful that they be incorporated somehow to include their blessing as this monument is put up. Mr. Bustos thanked those involved in including the value of involving young people in this process of creating that future. Mr. Bustos put forth a motion to approve this item with the hopes that his fellow Commissioners would agree.

Commissioner Singh stated he was part of the jury for selection of the artists work and commended Ms. Akwa-Asare, Ms. Fried, and Mr. Kaslofsky for their work on the project and presentation which was very informative and thorough. Mr. Singh thanked all the artists and congratulated them for their hard work in creating art pieces the community and all of San Francisco will enjoy and appreciate. Mr. Singh seconded Mr. Bustos' motion.

Commissioner Breed inquired as to why the installation of the art pieces was separated out since the installation was included as part of the bid. She expressed her concern about the artists' ability to install their own work.

Ms. Akwa-Asare stated that they originally planned that the artist would select their subcontractors to install the arts but after discussing this with EDA, their funding source, and also looking at design build guidelines that are in the public contracting code, they realized that they needed to separate the two pieces and bid out installation separately which is a legal requirement they are following. Ms. Akwa-Asare discussed the implications with the artists and what this will mean for the art; the first task is that all the artists will provide engineering drawings that will allow staff to put out bid documents for installation. The artists will be involved in every step of the installation and will oversee their individual project.

Commissioner Breed asked if there would be any consideration taken if the artists have their own installers who meet the appropriate guidelines through the RFP process.

Ms. Akwa-Asare stated that they would be invited to bid as anyone else who meets all the required qualifications.

Commissioner Breed asked why there weren't any murals or mosaic murals included in the art pieces. She felt there was a lack of color and vibrancy.

Ms. Akwa-Asare stated they had a few constraints due to the funds from the Economic Development Administration which is an agency who handles construction projects, and stated there were a lot of strings attached.

Commissioner Breed asked if murals are included or not.

Ms. Akwa-Asare stated they were specifically excluded.

Commissioner Breed expressed her concern on the upkeep and vandalism such as what they've experienced with Ms. Howard's blue bridge in the Western Addition. She also asked who will provide the cost of upkeep, where will the funds come from, and who will provide security as well.

Ms. Akwa-Asare stated that they have asked all the artists to provide them with maintenance information on how to best maintain their art work. The funds for the maintenance will come out of the Community Facilities District No. 8 which is specifically defined to provide funds for the maintenance of the art set aside; it will be the agency's responsibility and fall under park maintenance which includes all the artwork that is in the parks.

Commissioner Breed pointed out that she is aware that there are some artists who have lived, worked, or currently have studios in the shipyard, and stated that there is no Bayview African-American or Asian artists who are in this selection, and asked why not.

Ms. Akwa-Asare stated that some of the artists in the Bayview are not public artists and they tried to make sure that every opportunity was given for emerging artists. She indicated that there was considerable outreach and from the thirty-two finalists, for example, she remembered Malik Sinafero being one of the finalists but was not one of the nine selected by the jury.

Commissioner Breed stated she had a problem with an artist such as Malik not being selected.

Ms. Akwa-Asare stated there were many reasons why artists were selected or not selected, one reason could have been that the art is not seen to be technically feasible; the nine jury members made the final decision.

Commissioner Breed asked if there were stipends paid for the youth program.

Ms. Akwa-Asare stated that she has been in discussions with Ms. Alma Robinson who has experience in running youth programs on the general idea of what the stipend should be; staff will provide information to the Commission once they discuss the matter further.

Commissioner Breed expressed her concern that there are no African-Americans Bayview residents that are a part of this program. She indicated the project is a great opportunity but did not include enough information on the upkeep, but in moving forward, she would like to find a solution in addressing her concerns about engaging artists from the community in future projects. Ms. Breed indicated that she understands the challenges and restrictions the jury had, what she does not understand is that there are many local talented artists from the Bayview community who weren't selected to be part of the program, not taking away the amazing work from the artists which she respects wholeheartedly, but still has concerns.

Commissioner Covington asked whether there will be monies available in the future for other public art opportunities.

Mr. Kaslofsky stated there is a percentage for the arts already included for Phase Two of the DDA for additional public art.

Commissioner Covington wanted to emphasize that point so that people wouldn't feel that this is just a one-time opportunity. She indicated it was the first opportunity which went fairly well and concerns addressed by the Commissioners will be considered for future projects. Ms. Covington stated that she was particularly happy to see that her comments concerning the timeline and individual budgets for the artists were addressed, and that each artist receives enough money to do a good project instead of the twenty-five thousand dollars or less that was originally suggested. At this time Ms. Covington asked each artist various questions about the panels displaying their artwork which can be viewed at www.sfdevelopment.org/hps/publicart.

Ms. Covington congratulated all the artists and wished them well.

President Swig thanked all involved in the project and all the artists, not just the finalists but any artist who sought to respond to this project. He stated it takes time, brain power, creativity, and resources, and expressed his sincere appreciation for all the effort and time it took to respond to the project. He thanked Ms. Helene Fried for her oversight and working closely with the Commission, staff, the committee who was responsible for the selection, and the individuals who came out and spoke even though they did not make the final selection group. He stated that it was very important to get their feedback which helps the Commission understand that the right thing is being done in the community. Mr. Swig agreed with concerns expressed by Ms. Breed and stated that there be more focus on the community and

representation from the Bayview for future projects. He stated that representation from the community, regardless of ethnic diversity or cultural diversity, getting involvement from the community, is critical to the whole process because the Commission demands inclusion on every other aspect of the Bayview Hunter's Point project and the same rigor should also be used when it comes to public art. He understands that there were critical restrictions due to the grant maker but he wanted to let staff know that it is in the forefront of at least two commissioners' minds that inclusion is very important to the Commission for the future. Mr. Swig also expressed his concern with the maintenance issue and requested that there be solid maintenance plans and funding for the maintenance, and that those agencies responsible for maintenance seriously understand the importance of maintaining the art in the way it should be maintained.

Commissioner Breed expressed her appreciation of art in terms of the city and public art, and her being very protective of what is happening in the Bayview since she constantly hears from residents about their frustration. She stated it will be expressed through job opportunities, through the arts, and in opportunities to introduce young people to art which is why it is important to her that this is taken seriously in utilizing more funds to provide stipends in order to encourage youth to get involved in the arts in the Bayview Hunter's Point community.

ADOPTION: IT WAS MOVED BY COMMISSIONER BUSTOS, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 54-2010, AUTHORIZATION OF THE EXECUTIVE DIRECTOR TO ENTER INTO PERSONAL SERVICES CONTRACTS FOR THE DESIGN AND FABRICATION OF ARTWORKS AND RELATED SERVICES WITH NINE ARTISTS, AS FOLLOWS: 1) JERRY BARRISH IN AN AMOUNT UP TO \$125,000 FOR A SCULPTURE; 2) JESSICA BODNER IN AN AMOUNT UP TO \$71,794 FOR A SCULPTURE; 3) MARION COLEMAN IN AN AMOUNT UP TO \$33,850 FOR COLLAGES ON PORCELAIN ENAMEL PANELS; 4) MATTHEW GELLER IN AN AMOUNT UP TO \$121,000 FOR A CIRCULAR BENCH; 5) HEIDI HARDIN IN AN AMOUNT UP TO \$33,800 FOR CUSTOM TILES; 6) MILDRED HOWARD IN AN AMOUNT UP TO \$379,000 FOR STRUCTURES ENHANCING PERSPECTIVES WITHIN THE HPS LANDSCAPE; 7) REBARGROUP INC. IN AN AMOUNT UP TO \$64,500 FOR A CLIMBING STRUCTURE; 8) ERIC POWELL IN AN AMOUNT UP TO \$89,000 FOR A CUSTOM-DESIGNED METAL FENCE; AND 9) JASON WEBSTER IN AN AMOUNT UP TO \$30,800 FOR A METAL FIGURE; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND OF SAID CONTRACTS, IN HIS DISCRETION, IN ORDER TO ALLOCATE ANY SAVINGS IN FABRICATION AND/OR INSTALLATION OF THE ARTWORK TO ARTISTS(S) WHO MAY INCUR COST OVERRUNS; HUNTERS POINT SHIPYARD REDEVELOPMENT AREA, BE ADOPTED.

- (g) Authorizing a First Amendment to the Personal Services Contract with Helene Fried & Associates, a sole proprietorship, to extend the contract term by two years, expand the scope of services provided under the Contract, and to increase the contract amount by an amount not to exceed \$70,000, for a total aggregate contract amount not to exceed \$300,000, to provide consulting and support services for selection, installation and maintenance of public art for Hunters Point Shipyard, Parcel A; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 55-2010)

ADOPTION: IT WAS MOVED BY COMMISSIONER BUSTOS, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 55-2010, AUTHORIZING A FIRST AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH HELENE FRIED & ASSOCIATES, A SOLE PROPRIETORSHIP, TO EXTEND THE CONTRACT TERM BY TWO YEARS, EXPAND THE SCOPE OF SERVICES PROVIDED UNDER THE CONTRACT, AND TO INCREASE THE CONTRACT AMOUNT BY AN AMOUNT NOT TO EXCEED \$70,000, FOR A TOTAL AGGREGATE CONTRACT AMOUNT NOT TO EXCEED \$300,000, TO PROVIDE CONSULTING AND SUPPORT SERVICES FOR SELECTION, INSTALLATION AND MAINTENANCE OF PUBLIC ART FOR HUNTERS POINT SHIPYARD, PARCEL A; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (h) Authorizing a Third Amendment to the Agreement for Operation of a Museum Facility with the Museum of the African Diaspora, a California nonprofit public benefit corporation, to restructure the schedule of payments for operations of the museum located on a portion of Parcel EB-2A to provide an additional \$250,000 in Fiscal Year 2009-2010 and an additional \$150,000 in Fiscal Year 2010-2011; Yerba Buena Center Redevelopment Project Area. (Resolution No. 56-2010)

Commissioner King put forth a motion to move item 4(h). He stated the Agency knew four years ago that MoAD would have a hard time collecting funds and getting support, but due to the economic trend going on at this time he stated that it is the basic responsibility of the Agency to support its' cultural facilities and a responsibility under the charter of the redevelopment plan. He stated that it is hard economically for anyone at this particular time and wanted MoAD's Board to understand that it is the Agency's responsibility to make sure MoAD receives the support and necessary funds to keep it operating. Mr. King stated that MoAD is not just a museum for San Francisco but for people who come to visit from all over the world. Mr. King asked that his fellow Commissioners continue to support MoAD.

Commissioner Singh stated that he had the pleasure of meeting the Chairman and the Executive Director and complimented them on doing a great job. He pointed out that attendance has grown twenty percent each year and fully supports MoAD. Mr. Singh seconded Mr. King's motion.

Commissioner Breed asked if there have been any discussions on an endowment and opportunities for MOAD in order to make sure that the Agency is supporting these organizations for the long-haul.

Director Blackwell stated there have been no discussions about an endowment since he's been at the agency. He was not certain whether there were any discussions or any agreements between Millennium and MoAD in establishing an endowment such as how the developer has agreed towards contributing and making a donation to the establishment of an endowment towards the Mexican Museum. Director Blackwell asked Ms. Pickering if she had any information on an endowment made towards MoAD through Millennium.

Ms. Pickering stated it was not an endowment but the value of the St. Regis space together with the direct and indirect contributions by the developer total approximately \$8.3 million, so in effect that was an endowment.

Commissioner Breed stated, in moving forward, she wants to see not only MoAD succeed but also as it relates to the arts. She wants to make sure the Agency is doing everything possible to set these organizations up to be successful and would like to begin to figure out ways in which the Agency can come up with long-term strategic plans since it is a reflection on the Agency. Ms. Breed stated there has been over \$50M invested for MoAD alone which is a huge public investment, and if MoAD fails, that will not only be problematic financially, but very problematic for the African-American community in San Francisco.

Ms. Pickering stated that failure is not an option.

Commissioner Breed stated that was her point and expressed her excitement about the direction MoAD is heading. Ms. Breed indicated that all organizations in their infancy go through trials and tribulations and commended MoAD staff that stepped up and hung in there through many trials and transitions, in particular, Denise Bradley who has always been very supportive of MoAD. Ms. Breed thanked the Board for their hard work and their commitment and everyone who has put in a lot of work and hours to seeing MoAD succeed. She looks forward to the long-term sustainability of MoAD. Ms. Breed thanked Ms. Pickering for her hard work and support of MoAD as well.

Commissioner Covington thanked staff of the current board and predecessor boards and Agency staff as well. Ms. Covington pointed out that there have been four executive directors in a very short period of time and is very impressed with the leadership of the current Director, Ms. Stanislaus' abilities and creative thinking of how to come up with a reliable revenue stream for MoAD. She encouraged MoAD to look at how they can sustain themselves after the Agency exits Yerba Buena. Ms. Covington stated that it was very encouraging to hear about developing exhibitions that can travel so that

MoAD can be paid for those exhibitions, and also encouraged MoAD to capitalize on the name which is recognized worldwide. She wished MoAD the best.

Commissioner Bustos thanked MoAD staff for their dedication and commitment, as well as Agency staff. Mr. Bustos suggested that there be a meeting with St. Regis since they are benefiting from having MoAD in their location and discuss, as a good neighbor, in helping sustain MOAD on a yearly basis. Ms. Bustos asked, along with the motion that staff talk to the St. Regis about the possibility of being a lifetime partner with the MoAD.

President Swig stated for the benefit of the audience and the listening audience, no additional funds are being offered to MoAD; this is an acceleration of funding that had already been allocated. He indicated that the acceleration of funds means that those funds are not going to be there several years from now and the issue of sustainability is very critical as well as the issue of raising endowment. Mr. Swig stated that this Commission has been very supportive behind the cultural institutions; the Yerba Buena Center, the Museum of Modern Art, the Museum of the African Diaspora, the Contemporary Jewish Museum, including the Mexican Museum where the Commission unanimously supported all of its initiatives for the future. Mr. Swig stated that sustainability is critical and the responsibilities of the museums in creating a strategic plan are critical.

ADOPTION: IT WAS MOVED BY COMMISSIONER KING, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 56-2010, AUTHORIZING A THIRD AMENDMENT TO THE AGREEMENT FOR OPERATION OF A MUSEUM FACILITY WITH THE MUSEUM OF THE AFRICAN DIASPORA, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, TO RESTRUCTURE THE SCHEDULE OF PAYMENTS FOR OPERATIONS OF THE MUSEUM LOCATED ON A PORTION OF PARCEL EB-2A TO PROVIDE AN ADDITIONAL \$250,000 IN FISCAL YEAR 2009-2010 AND AN ADDITIONAL \$150,000 IN FISCAL YEAR 2010-2011; YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (i) Authorizing a Second Amendment to the Regulatory and Grant Agreement with Octavia Court, Inc., a California nonprofit public benefit corporation, to increase the Grant in an amount not to exceed \$660,351, for a total aggregate amount not to exceed \$4,647,651, for the development of 15 units of very low-income rental housing for persons with developmental disabilities on Central Freeway Parcel Q, southwest corner of Octavia Street and Oak Street; Citywide Tax Increment Housing Program. (Resolution No. 57-2010)

Commissioner Covington stated she opposed the project when it was first proposed and continues to express her concerns about the location since she is very familiar with Hayes Valley and is fully aware of the problems of the

safety and traffic issues on Oak Street; the speed cars travel through the intersections which pose a dangerous situation for pedestrians, walking across the street, red lights monitors that have not been operational since February 2010, and signs that are not big enough for people to see. She suggested that there be a sign large enough for people to see and possibly stripping the intersection. She does not believe everything that can be possibly done to ensure the safety of pedestrians has been done and encouraged anyone that may have any suggestions to contact Director Blackwell. Ms. Covington stated that she noticed overwhelmingly people of color had a picket line for about three weeks around the project in terms of hiring and were holding signs referring to Lim Mechanical. She asked staff if they were aware of this.

Mr. Pickle, Executive Director of West Bay Housing stated the protest was due to some change orders on the project; specific work was needed and they ended up with two different plumbing subcontractors on the job at the same time, one a union job and non-union job. Mr. Pickle stated, to his knowledge, there was not any particular ethnic or racial dimension to it; there was simply a union versus non-union job. He indicated that he would research the matter and will provide further information.

Ms. Covington stated just going from her visual over a period of three weeks, the picketers were African American. Ms. Covington also stated that in most projects the Agency is working on there is usually a sign indicating that the development is being sponsored by the San Francisco Redevelopment Agency but noticed there was not such sign on this site.

Ms. Sims stated the sign is a movable sign primarily set on the Octavia Street side.

Commissioner Covington asked to that someone speak to the issues of traffic safety.

Mr. Jack Fleck, City Traffic engineer with SFMTA reported that in November of 2007 the San Francisco newspaper had a headline that Oak and Octavia had the highest number of collisions of any intersection in the city. He noted that a few changes were made in April of that year including installing a signal with the green arrow in the intersection; people would be coming down Oak Street and would see that green arrow and then a red ball signal but would get mixed up thinking they could go through, causing quite a few collisions. Mr. Fleck indicated in the twenty months after opening the Octavia Boulevard, there were about twenty collisions reported. They have since changed the signal to stay as a red ball so the driver receives a stronger message to stop resulting in fewer accidents, and is no longer considered one of the highest collision intersections in the city. Mr. Fleck reiterated that the point he made back in 2007 is that even the pattern of those collisions, there were no pedestrian collisions. He also stated that in crossing Oak an advanced stop line could be added to push cars back a bit to give pedestrians a little extra feeling of comfort since the traffic is very heavy and will also improve the

visibility for all the drivers of the pedestrians. Mr. Fleck indicated that the signal timing is set at a National standard in terms of walking speed but will look into adding a more time to allow pedestrians to cross the intersection.

Commissioner Covington asked if a sign call be placed mid block saying "No right turn on red at the next intersection" so that people have a heads-up halfway up the hill that they are not to try make a right turn on red since it's too late once people are there for them to regroup.

Mr. Fleck stated they normally do not put signs as such because a red arrow by itself means you can't go.

Commissioner Covington stated people aren't looking at the red arrow.

Mr. Fleck stated because of the complaints they have taken the extra step of adding a no turn on red which is already beyond standard design of an intersection.

Commissioner Covington stated that it may be beyond a normal design of an intersection, but she does not believe they have gone far enough to ensure pedestrians safety and need to put up another sign.

Mr. Fleck indicated there is no such sign as described by Ms. Covington.

Commissioner Covington asked that one be made.

Mr. Fleck indicated if they don't meet national standards, the sign can work to their detriment in terms of lawsuits by putting something up that causes confusion or doesn't meet what is called a Manual and Uniform Traffic Control Devices. Mr. Fleck stated that they will try to find something and are committed to finding something that will work.

Commissioner Covington requested the Commission Secretary schedule an appointment with the Director of Parking and Traffic, Mr. Fleck, and herself since the matter is too important to her.

President Swig stated he would like to be included in the meeting.

Commissioner Covington asked for an explanation on the \$600,000 overage.

Ms. Sims indicated that there were several factors that contributed to the overages. One was the unfortunate management of the project early on due to the fact that there were three architects. The original architect was terminated because the then Executive Director thought getting a new architect would be less expensive. Secondly, with fifteen units on a development site heating systems were to have been factored in but the Executive Director of West Bay at the time did not know that; she was not familiar with San Francisco or the fact that there are certain code restrictions and certain standards. The other

piece is the economics of scale and the inordinate amount of steel. Also, because of the new code and a portion of it is five stories, there was a tremendous amount of steel used which they were not sure that that was a cost effective way to go. Unfortunately, staff learned that after construction had already started and they were already in the middle of construction. Ms. Sims stated the Agency is receiving a significant amount of funding from the Department of Housing of and Urban Development to help construct the project. In addition to that, as Mr. Pickle indicated, the Agency is also receiving a \$100,000 in operations annually after residents move in. HUD expects an initial front closing which means the project has to close when it's a HUD 811 or a HUD 202 before everything is completed.

Commissioner Covington stated that she still believes at some point there should have been some oversight as an agency to mitigate the overage.

Ms. Sims indicated the previous Executive Director started to make unilateral decisions and the West Bay Board then found out that she had excluded the partner, Satellite Housing. The previous Executive Director resigned and a new Executive Director was brought in. Ms. Sims stated that staff will have much more control over their projects from here on out; it was a lesson learned.

Commissioner Covington asked how people are going to be selected for the twelve units.

Ms. Sims stated the lottery for Octavia Court was held the week prior with a total of three hundred applications having been mailed out, and a hundred and ten were returned. Ms. Sims indicated that a total of twenty or thirty individuals stated they were certificate of preference holders and staff is working with the property management company, John Stewart Company, to verify if in fact they are certificate of preference holders.

Commissioner Covington stated that she would be very interested in knowing the final count of certificate of preference holders and looks forward to the opening and will come with her portable stop sign to make sure she arrives safely. Ms. Covington put forth a motion to move this item.

Commissioner Breed asked if the residents are severely mentally disabled people and what type of assistance was provided. She asked if they are supported by Golden Gate Regional Center.

Mr. Pickle indicated that the mailing went out to case managers, service providers, family agencies, advocacy groups, additional public meetings were held, and training sessions were held to advise people about the application process and the timelines for the application process.

Commissioner Breed asked what Golden Gate Regional's role was with their clients since she believes they are using standard methods of communication

to communicate with a group of people who don't communicate in the traditional form of what is being communicated to her.

Mr. Pickle indicated that was not entirely accurate.

Commissioner Breed indicated that it is accurate from her perspective and her relationships with some people who are Golden Gate Regional clients who don't have the same kind of understandings of what Mr. Pickle is talking about. She stated that she is trying to understand what kind of efforts were put into those outreach components to make sure that the group that they serve such as The Ark and all other entities that serve this particular population are receiving sufficient support in assisting their clients in applying for this particular opportunity.

Mr. Pickle stated there were multiple training sessions to give people guidance as to how to assist someone with disabilities with the application process on a step by step basis. There were multiple follow up mailings, emails, as well as community meetings that would enable them to work with the people that they serve.

Commissioner Breed asked what the process on how the best candidates were chosen in applying for the housing opportunities.

Mr. Jim Shorter, Director of Golden Gate Regional stated that Mr. Pickle met regularly with social workers from each county to discuss the project, and each social worker reviewed their caseloads, spoke and educated the families, and assisted those who needed assistance in filling out the application. Mr. Shorter stated the caseload size is quite high at GGRC.

Commissioner Breed stated that is the point that she was getting at; her own experience with the fact that she knows people who don't get return phone calls from their case managers at Golden Gate Regional. Prior to this item coming up, Ms. Breed indicated that she asked some questions about whether or not they were informed of this project, whether or not they had been contacted by their case manager, did they receive some assistance in completing the application, and they didn't seem very familiar with that. Ms. Breed expressed her concern about the capacity and the communication of this opportunity for people.

Mr. Shorter stated another way of reaching these individuals is by attending day programs such as The Ark, and The Tool Works as another means of reaching out to them; it wasn't just the GGRC social worker, it could also be the day program representative and any other service that is involved with their clients.

Commissioner Breed stated that she believes with Golden Gate Regional Center, they have more clients than they can handle and should be taken into

consideration if clients aren't getting the kind of support and services they need in terms of finding out about a great opportunity such as this.

Mr. Shorter stated he agreed that Octavia Court is a great opportunity and would like to make sure every consumer at Golden Gate Regional Center is given the opportunity to be in that lottery to move into one of those apartments. Mr. Shorter stated if there are any concerns about something GGRC is not doing, they should take it up with the social worker that is not calling back and talk to that supervisor. Mr. Shorter also offered that he be contact.

Commissioner Breed asked what organization will be managing the units.

Mr. Pickle indicated that the John Stewart Company will be the property management agent and West Bay Housing will be seeking HUD property manager certification. They will have an onsite manager who will be working for West Bay Housing and living onsite. HUD will be providing the operating subsidy to make up the difference between what tenants can pay and the operating costs. Mr. Pickle indicated that typically in a fifteen unit project, there are enough funds provided for the property manager onsite to be full time. They are in the process of working with Golden Gate Regional Center to create another funding stream that might supplement the hours there and envision that role to be a supportive property manager onsite in the sense of providing some resident coordination, and building problematic elements. Mr. Pickle indicated that they will continue to consult with Golden Gate Regional Center and Tool Works for additional onsite hours for service coordination.

Commissioner Breed thanked Mr. Shorter and Mr. Pickle for the information and stated that she believes it is a great project and is very excited about it. She too expressed from the beginning that she had problems with the location because of the population. Ms. Breed stated that one of the biggest frustrations that has been expressed to her by members of this particular populations not wanting to be a part of a group home and wanting their own place, this is a great step in the right direction. She hopes the agency can build more of these types of housing throughout San Francisco in a more safe area. Ms. Breed stated that she understands the problems with having the experience of dealing with an architect who was frustrating to deal with and understands the issues around this project and the management. She stated it is no excuse for the agency not to be on top in making sure their investments are protected at all cost but understands how easily it can go under the radar. Ms. Breed suggested that staff pay closer attention to ensure that Agency projects are a success and move forward and not continue to cost the Agency so much money. In reference to the traffic, Ms. Breed suggested that there be some sort of steel barrier to protect people from oncoming traffic. She stated that she would also like to participate in the meeting Ms. Covington requested to figure out a better way in protecting the type of population anticipated for the site. She asked that there be some type of implementation for some

barriers or other mechanisms that will protect people from crossing the intersection. Ms. Breed stated this was a great occasion in approving this project but her main concern is serious traffic concerns as well as extreme cost overruns. She stated it puts a damper on the spirit of what is being accomplished and would like to be part of the meeting to come up with some solutions. Ms. Breed seconded Ms. Covington's motion.

Commissioner Singh stated that he too agrees with Ms. Covington and Ms. Breed concerns; he passes through the intersection a few times a day and sees that it is a very bad situation for people trying to cross. Mr. Singh asked if the small units are one bedroom units and are 475 sq.ft.

Ms. Simms stated Mr. Singh is correct.

Commission Singh asked what the layout was.

Mr. Pickle stated the nine one-bedrooms measure at 475 sq.ft, five of which are under 98 sq.ft. Mr. Pickle indicated that the typical HUD one-bedroom requirement is 540 sq.ft, with some one-bedroom units that are 523/524 sq.ft. as well.

Commissioner Singh asked what the total square footage for the whole building was.

Ms. Sims indicated that the construction cost is \$571 per square foot.

Commissioner Singh stated that the cost is close to \$9M on the project with no land cost.

Ms. Sims indicated that approximately half of that is agency funding and the total development cost is \$9.5M.

Commissioner Singh stated the cost would be \$600,000 per unit which he has never heard that type of cost per unit before.

President Swig stated the item is expected to pass because the group that it serves is a very needy group and deserving of this housing, and stated that is where the good news stops. Mr. Swig stated there should be an accountability of staff and the agency to manage horrific developments, in this instance a project that is going over nearly twenty percent. Mr. Swig also pointed out that in another testimony he heard, "well you know we are without housing experience but we went in there trying." Mr. Swig asked that in the future, when staff is evaluating RFP's and evaluating what choices to make when choosing a developer that they pick people who have housing experience because he believes this will happen again. Mr. Swig also questioned why West Bay Housing was chosen in the first place who was not HUD certified for management. Mr. Swig stated when this first came up he was very enthusiastic about the project but also shared the same concerns as Ms.

Covington about traffic, but unfortunately with the project going over budget and all the mistakes that have taken place Mr. Swig asked Director Blackwell what steps the Agency can taking as recourse for a developer performing so poorly; a developer that goes through three architects, a developer that doesn't recognize the facts about market conditions with regards to steel or doesn't recognize the facts that the planning commission is going to uphold the standards. Mr. Swig asked Director Blackwell what is the Agency's recourse on bad developers or developers that do not perform?

Director Blackwell stated that one avenue would be to put them in default when there are terms of the contract agreements that aren't met; secondly, when there is an RFP offered in the future staff will take into account the developers past experience and track record when considering developers for future development as a partner with the Redevelopment Agency; thirdly, the more short-term pathway is each one of the agreements the Agency has with developers for projects such as this includes a developer fee, a fee covering administrative expenses which is what the developer gets paid to move the project successfully through which the Agency has the ability to dock or take away a developer fee when the Agency's thinks it's appropriate.

President Swig asked if this circumstance applies in this case.

Director Blackwell stated in this case, this is a project that has a very small developer fee. There are two developers on this project that are sharing a \$300,000 fee that has been in place since 2007 over three years. Mr. Blackwell stated the fee is so small in this case that they did not see an avenue to dock the fee that would be able to pay for the cost overrun.

President Swig stated that he would like the Agency to use this project as a case study of setting agency policy in the future with regard to better selection of developers with regard to the general oversight, with consideration of not trying to value engineer when value engineering is not realistic. He would like to use this as a learning tool and turn a big negative into a positive.

Director Blackwell mention on the issue of developer selection, that it is also important to make sure that there are opportunities through the Agency's developments to help emerging organizations get experience and to make sure the Agency is spreading the opportunity around. Mr. Blackwell stated he would like to make it clear that there is a fine line between making sure the most qualified is selected versus making sure the Agency is spreading the opportunity and not having a closed circle in terms of the people that the Agency works with on the development process.

President Swig stated that the Commission is sympathetic to that philosophy, a partnership with someone who is strong to mentor one who is not as strong yet. Mr. Swig indicated on the subject of traffic, if you look from right to left on Oak Street as far as the parallel lines, and the lanes in the first lane to the right, you can hardly tell that it's a right hand turn lane. He indicated that

ninety percent of the time that lane does not become available until the last thirty feet and that lane should be available for at least a hundred fifty to two hundred feet which he stated is going to cause the people who live on that block to complain because they want to use it as parking. Mr. Swig asked what's more important, three parking places or three people getting killed. He stated some of the issues are (1) the need to redesign the right turn signage; (2) the police department needs to be stationed between 6am – 9am in the morning, and again between 4pm – 7pm in the evening by pulling people over and sending a message. Mr. Swig stated the Commission is staffed with experts on the traffic situation in the area by virtue of the fact that they drive it twice or three times a day and stated that he will attend the meeting once it's scheduled, along with Ms. Covington and Ms. Breed.

Commissioner Singh indicated in looking at the operating expenses, the project operation indicates there is \$177,000 deficit every year and asked who pays for that.

Director Blackwell stated that the operation of the building is basically on a break even basis. What is not paid for by thirty percent of the tenants' rent is covered under what is called the PRAC, a subsidy provided by HUD through their 811 program which covers the balance of the operations of the building and some benefits; what is not shown on the operating cost are the services provided by the Regional Center in addition to the building operation. (They will be providing some case management assistance that will be ongoing for the residents.)

Olson Lee, Deputy Executive Director of Housing stated there is no deficit because it is operating on the break even basis. He indicated that it is unfortunate and he takes full responsibility since he is the Director of Housing. He stated that he not only takes responsibility for this project but for the entire portfolio. Mr. Lee stated that he knows the Commission is very upset about this particular project which they should rightfully be upset since the goal of the housing program is not to have a situation like this; housing takes this very seriously. He indicated that they tried to go through the process of mentorship with an experienced non-profit from the East Bay that has over twenty years of experience in developing housing but didn't realize that the newer non-profit would make basically unilateral decisions without consulting their partner, and without consulting the agency. He stated that this is not the outcome that staff wants in a particular project nor is it the outcome staff brings to the Commission on a regular basis; he and housing staff accept responsibility for this and accept the criticism for this. He stated that staff worked through the process both after the initial architect was summarily fired to try to salvage the project and they kept trying to salvage the project through this process in part because the final product which is the affordable housing for developmentally disabled individuals is a great product and staff shares the Commission's concerns.

Commissioner Singh asked Mr. Lee how many projects the agency has that is losing money like this.

Mr. Lee indicated that there has never been a project that has gone this far over the budget. They've had projects that have had higher cost overruns but as a percentage of overall cost they were smaller. Mr. Lee stated that he and his staff do accept the responsibility for the cost overrun of the fifteen units and indicated that they will work harder in the future to make sure that this doesn't happen again.

5. MATTERS NOT APPEARING ON AGENDA: None

6. PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS. None

7. REPORT OF THE PRESIDENT:

- Reminded the listening audience and the public that there will be no Commission meeting on Tuesday, June 1st.
- There will be a joint meeting between Planning and Redevelopment Commission on June 3rd, 5:00 p.m. in the Board of Supervisors chambers.

8. REPORT OF THE EXECUTIVE DIRECTOR:

- Director Blackwell reported that the agency is about \$28.7M lighter; the Agency had to pay the State based on the State budget process. The California Redevelopment Association sued the State; they lost that lawsuit, and are now filing an appeal. As part of that appeal, they also asked for a stay so that agencies would not have to pay on the May 10th deadline and the State request was denied. The Agency will owe the State in the upcoming year another \$6M that was included in the budget the Commission approved. Mr. Blackwell indicated that the good news in all this is that the Governor's revised budget for this fiscal year just came out and there is not another take of Redevelopment Agency funds in that revised budget proposal from the Governor.
- Director Blackwell reported in terms of the June 3rd joint meeting with the Planning Commission, the documents that are associated with the various actions are voluminous. The documents will be sent on Thursday, two weeks in advance of the meeting and then the following Thursday, the Commission will receive the memos and resolutions that are associated with the documents.

9. COMMISSIONERS' QUESTIONS AND MATTERS: None.

10. CLOSED SESSION: Pursuant to Government Code Section 54957(b) regarding the position of the Executive Director.

11. ADJOURNMENT:

It was moved by Commissioner Breed, seconded by Commissioner Covington, and unanimously carried that the meeting be adjourned at 9:30 p.m.

Respectfully submitted,



Gina E. Solis
Agency Secretary

ADOPTED:

AUGUST 17, 2010

**MINUTES OF A SPECIAL MEETING OF THE
SAN FRANCISCO REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO
AND THE
SAN FRANCISCO PLANNING COMMISSION
HELD ON THE 3RD DAY JUNE OF 2010**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco and the San Francisco Planning Commission met in a Special meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Board of Supervisors Chamber, Room 250, in the City of San Francisco, California, at 1:00 p.m. on the 3rd day of June 2010, at the place and date duly established for holding of such a meeting.

Planning Commission President Ron Miguel called the meeting to order at 1:00 p.m. President Miguel stated the following: "Because there hasn't been a combined meeting of our two bodies, Planning and Redevelopment, for some time, I thought perhaps a brief intro was in order. The Planning Commission participates in joint commission hearings when a major land-use project before us will also take action by another of our City's commissions, as we have done recently with the Recreation and Park Division and with the Health Commission. This joint interface avoids duplicative presentations by both staffs and duplicative testimony from the public, saving all of us a great deal of time, effort, and money. In addition, and at least of equal importance, joint hearings such as this enable a discussion among members of both the Agency and the Commission that would otherwise be legally impossible. Joint Planning and Redevelopment hearings in the recent past have included Yerba Buena, Mission Bay, and South Beach. Each of these development areas has proven itself to be eminently successful and each of them continues to provide viable additions of infrastructure, housing, commerce, and recreation for the benefits of San Franciscans. Today's project areas are equally massive. They encompass over 700 acres in land. They envision not only a similar expansion and intensification of San Francisco's built environment, again infrastructure, housing, commerce, and recreation, but mandate a distinct emphasis on viable connections with our city's streets and transportation grids, an emphasis which is absolutely integral to the sustained viability of the Candlestick Point and Hunters Point communities. I'm not going to recite all the statistics. The staff will present those details as we move along in this hearing today. And as most of you today know, they have been well-emphasized in over ten hours of hearings recently, informational hearings at the Planning Commission, and I'm certain that President Swig has presided over a similar number of hours during Redevelopment Agency hearings. This has been an intentional public process to complement the many, many years of both formal and informal neighborhood and citywide outreach. Today I will chair the first part of the hearing, the certification of the EIR; President Swig will preside over the latter section, which starts after 5:00 p.m. We all look forward to hearing from the staff and the communities which are directly involved, and from the general public."

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1. RECOGNITION OF A QUORUM

The Planning Commission Secretary Avery announced the presence of a quorum with the following Commissioners present:

Ron Miguel, President
Christine Olague
William L. Lee
Gwyneth Borden
Michael J. Antonini
Kathrin Moore
Hisashi Sugaya

John Rahaim, Director, and staff members were also present.

The Redevelopment Commission Secretary Solis announced the presence of a quorum with the following Commissioners present:

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel M. Bustos
Francee Covington
Leroy King

Fred Blackwell, Executive Director, and staff members were also present.

2. Matters of New Business:

PLANNING COMMISSION:

Item No. 1: Consideration of the Motion Adopting Findings Related to the Certification of the Final Environmental Impact Report for a Proposed Candlestick Point-Hunters Point Shipyard Phase II Development Plan

REDEVELOPMENT COMMISSION:

Agency Action 2a: Consideration of a Resolution Certifying the Final Environmental Impact Report for the Proposed Candlestick Point-Hunters Point Shipyard Phase II Development Plan Project Pursuant to the California Environmental Quality Act; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas, Resolution No. 58-2010

Presenters: Lisa Gibson, Planning Department, and Stanley Muraoka, Redevelopment Agency

**(TRANSCRIPT OF PRESENTATION/DISCUSSION/COMMENTS OF
SPECIAL HEARING ON ALL ITEMS ATTACHED)**

SPEAKERS: Francisco DaCosta, Maria Harrison, Vivian Donahue, Esselene Stancil, Alex Tom, Ya Yan, Emily Lee, Li Shuang Li, Daniel Landry, Drew Christopher Joy, Alicia Garza, Jose Luis Pavon, Daniel Solberg, Arthur Feinstein, Saul Bloom, Espanola Jackson, Rodger Scott, Michael Patton, Aurelius Walker, Carmen Policy, Matt Regan, Javier Ramirez, Eileen Hines, Celestine Howard, Jill Fox, Roange Kent, Tera Gray, Conny Ford, Stormy Henry, Thomas Tang, Richard Lau, Terry Anders, Javier Marquez, Gary Banks, Anthony Russo, Claire Bishop, Tiffany Carpenter, Dr. Ahimsa Porter Sumchai, Bradley Bradley, James Mabrey, Amos Brown, Kristina Enea, Linda Richardson, Ann Huey, Ebony Manning, Janita Towns, Fred Noronho, Karina Bas, Gladys Soto, Dedrea Smith, Ace Washington, Charles Hayes, Reginald Rainer, Shantanease Gaines, Lakia Evans, Latasha Beasley, Tashara Johnson, Ashley Anderson, Tammy Ingle, Dennis Lamsey, Tony Rodriguez, Michael Theriault, Tim Paulson, Alonzo Menelik Abdul Raheem Walker, Russ Sturgis, Jarell, Gary Lynch, Tim Colen, Tony Kelly, Ron Stutts, Ricardo Contreras, Linda Shaffer, Marcia Dale Winter, Leon Muhammad, Dr. Veronica Hunnicutt, Renee Saucedo

PLANNING COMMISSION:

Item No. 1: Consideration of the Motion Adopting Findings Related to the Certification of the Final Environmental Impact Report for a Proposed Candlestick Point-Hunters Point Shipyard Phase II Development Plan

Commissioner Lee put forth a motion to move Planning Commission Item No. 1.

Commissioner Antonini seconded the motion.

Planning Commission Secretary Avery called the roll:

Commissioner Antonini:	Aye
Commissioner Borden:	Aye
Commissioner Lee:	Aye
Commissioner Moore:	No
Commissioner Sugaya:	No
Commissioner Olague:	No
President Miguel:	Aye

Ms. Avery stated the motion passes 4 to 3, with Commissioners Moore, Sugaya, and Olague voting against.

REDEVELOPMENT COMMISSION:

Agency Action 2a. Adoption of the Redevelopment Commission Agency Action 2a: Consideration of a Resolution Certifying the Final Environmental Impact Report for the Proposed Candlestick Point-Hunters Point Shipyard Phase II Development Plan Project Pursuant to the California Environmental Quality Act; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas, Resolution No. 58-2010

Vice President Singh put forth a motion to move Redevelopment Commission Agency Action 2a.

Commissioner Covington seconded the motion.

Commission Secretary Solis called the roll:

Commissioner Breed:	Aye
Commissioner Covington:	Aye
Commissioner King:	Aye
Commissioner Bustos:	Aye
Commissioner Singh:	Aye
President Swig:	Aye

Ms. Solis stated the motion passes unanimously.

PRESIDENT MIGUEL CALLED A RECESS AT THIS TIME - 9:21 P.M.

THE FOLLOWING ITEMS WERE TO BE CONSIDERED NO EARLIER THAN 5:00 P.M. IN THE CONTEXT OF TWO PUBLIC HEARINGS, BOTH OF WHICH WERE CALLED AT THIS POINT IN THE PROCEEDINGS AND CONDUCTED CONCURRENTLY.

President Swig called the meeting to order at 9:32 P.M. and stated the following: "Good evening. It's now 9:32, where it was supposed to be 5:00 o'clock in the afternoon. And I'd like to get started again and remind you that this is the special joint hearing of the San Francisco Redevelopment Agency and the San Francisco Planning Commission. Welcome again to the public and radio and TV listening audiences. For those who are -- didn't get the announcement at 1:00 o'clock this afternoon, please turn off all pagers, cell phones and other sound emitting devices during the meeting. If you wish to speak, please fill out a speaker card for the item which is called and the item on which you address either of the commissions. Please state your name -- very important -- state your name for the record before you make your statements and please limit your remarks to three minutes. And this portion of the agenda is not intended for debate or discussion with Commissioners or staff. Please simply state your business you wish the Commission or staff to be aware of. If you have any questions you can follow up with staff or Commissioners during the break or after adjournment. There will be a

break absolutely at 11:30 p.m., as many of us have cars in the Civic Center parking garage and we wish not to have housed for the evening. It is not appropriate for Commissioners to engage in debate or respond on issues not properly set in a publicly notified meeting agenda. And, for press and the public, please stay within the designated seating area. You have the speaker podium. And members of press are requested to film or record the Commission meeting from the side area of the designated public seating area to my right and your left. And the filming or recording equipment should not interfere with the public's view of participation in the meeting as well as presentation materials before the Commission. These guidelines are in the spirit of promoting open and orderly public meetings. And your continued interest in the Agency, the Commission, and the Planning Commission meetings is welcomed and greatly appreciated. Before I ask Madam Secretary to call the first item, I'd like to let you know what's going to occur so it catches nobody by surprise. First of all, we will have the reading of the Planning items. Then we will have the reading of the Redevelopment items, as they are separate from each other. Those are Items 2 through 9. Then we will hear public comment at the same time on all items, both Planning and Agency items. And then, as we did in the last session, we will have a common session for both Agency and Planning Commission comments and questions on the Agency and -- on all items. Then President Miguel will ask for a call on the Planning items and there'll be a roll call and a vote. And after that is complete, the Planning Commission may adjourn, if they would like. And then the Redevelopment Agency will go through our call on our items and at the end of that we'll adjourn."

President Swig asked to call the next items on the agenda.

PLANNING COMMISSION:

Planning Commission Secretary Avery read the following Planning Items:

Planning Item 2: Motion adopting environmental findings (and a Statement of Overriding Considerations) under the California Environmental Quality Act and State Guidelines in connection with the adoption of the Candlestick Point-Hunters Point Shipyard Phase 2 and related actions necessary to implement such plans.

Planning Item 3: Formulating a Resolution to approve Amendments to the Bayview Hunters Point Area Plan, the Transportation Element, the Recreation and Open Space Element, the Commerce and Industry Element, the Land Use Index, establishing the Candlestick Point Subarea Plan, the Hunters Point Area Plan along with other minor General Plan Map Amendments.

Planning Item 4: Formulating a Resolution to approve Amendments to the San Francisco Planning Code by establishing the Candlestick Point Activity Node Special Use District, the Hunters Point Shipyard Phase 2 Special Use District and to establish special height provisions for the Candlestick Point Activity Node Special Use District and the CP Height and Bulk District, and special height provisions for the Hunters Point Shipyard Phase 2 Special Use District and the HP Height and Bulk District.

Planning Item 5: Formulating a Resolution to approve Amendments to the San Francisco Zoning Maps by amending Sectional Maps SU09 and SU010 to establish the Candlestick Point Activity Node Special Use District and the Hunters point Shipyard Phase 2 Special Use District; amending sectional maps HT09 and HT010 to establish the CP and HP Height and Bulk Districts.

Planning Item 6: Formulating a resolution to approve the Candlestick Point Design for Development Document, the Hunters Point Shipyard Phase 2 Design for Development Document and corresponding technical amendments to the Hunters Point Shipyard Phase 1 Design for Development Document for the Candlestick Point-Hunters Point Shipyard Phase 2 Development Project.

Planning Item 7: Resolution Establishing findings of consistency with the General Plan of the City and County of San Francisco and with Sections 101.1 of the City Planning Code for the Candlestick Point Hunters Point Shipyard Phase 2 Development Project including amendments to the Bayview Hunters Point Redevelopment Plan, the Hunters Point Shipyard Redevelopment Plan and for various actions necessary for the implementation of the Project.

Planning Item 8: Resolution establishing findings of consistency with the General Plan of the City and County of San Francisco for proposed amendments to the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyard Redevelopment Plan, as part of the Candlestick Point-Hunters Point Shipyard Phase 2 Project, recommending approval of the amendments to such Redevelopment Plans, and making office allocation findings pursuant to Planning Code Sections 320-325.

Planning item 9: Formulating a Resolution to approve a Planning Cooperation Agreement between the San Francisco Redevelopment Agency and the San Francisco Planning Department for Zone 1 of the Bayview Hunters Point Redevelopment Project Area and Phase 2 of the Hunters Point Shipyard Redevelopment Project Area.

REDEVELOPMENT COMMISSION:

Redevelopment Commission Secretary Solis read the following Redevelopment Agency Agenda Items:

Agency Action b: Adopting environmental findings pursuant to the California Environmental Quality Act, including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations for the Candlestick Point-Hunters Point Shipyard Phase 2 Project; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas. (Resolution No. 59-2010)

Agency Action c: Approving the Report to the Board of Supervisors on the proposed Redevelopment Plan Amendment for the Hunters Point Shipyard Redevelopment

Project Area and authorizing transmittal of the Report to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 60-2010)

Agency Action d: Approving the proposed Redevelopment Plan Amendment for the Hunters Point Shipyard Redevelopment Project Area and making findings under the California Environmental Quality Act and recommending adoption of the proposed Redevelopment Plan by the Board of Supervisors; and submitting the Agency's recommendation, including the proposed Redevelopment Plan to the Board of Supervisors; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 61-2010)

Agency Action e: Approving the Hunters Point Shipyard Phase 2 Design for Development and corresponding technical amendments to the Hunters Point Shipyard Phase 1 Design for Development; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 62-2010)

Agency Action f: Approving the Report to the Board of Supervisors on the proposed Redevelopment Plan Amendment for the Bayview Hunters Point Redevelopment Project Area and authorizing transmittal of the Report on the Redevelopment Plan Amendment to the Board of Supervisors, Bayview Hunters Point Redevelopment Project Area. (Resolution No. 63-2010)

Agency Action g: Approving the proposed Redevelopment Plan Amendment for the Bayview Hunters Point Redevelopment Project Area and making findings under the California Environmental Quality Act and recommending adoption of the proposed Redevelopment Plan by the Board of Supervisors; and submitting the Agency's recommendation, including the proposed Redevelopment Plan to the Board of Supervisors; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 64-2010)

Agency Action h: Approving the Candlestick Point Design for Development; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 65-2010)

Agency Action i: Authorizing the Executive Director to execute a Real Property Transfer Agreement between the Redevelopment Agency of the City and County of San Francisco and the City and County of San Francisco for certain City property at Candlestick Point; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 66-2010)

Agency Action j: Authorizing the Executive Director to execute a Public Trust Exchange Agreement between the Redevelopment Agency of the City and County of San Francisco and the City and County of San Francisco, the California State Lands Commission and the California Department of Parks and Recreation in furtherance of the Candlestick Point – Hunters Point Shipyard Phase 2 Project; Bayview Hunters Point and Hunters Point Shipyard and Redevelopment Project Areas. (Resolution No. 67-2010)

Agency Action k: Authorizing the Executive Director to execute a Park Reconfiguration Agreement between the Redevelopment Agency of the City and County of San Francisco and the California Department of Parks and Recreation for the reconfiguration of the Candlestick Point State Recreation Area in furtherance of the Candlestick Point – Hunters Point Shipyard Phase 2 Project; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 68-2010)

Agency Action l: Authorizing the Executive Director to execute a Disposition and Development Agreement between CP Development Co., LP and the Redevelopment Agency of the City and County of San Francisco (“Agency”), and an Interagency Cooperation Agreement and a Tax Allocation Agreement between the Agency and the City and County of San Francisco, and a Planning Cooperation Agreement between the Agency and the Planning Department of the City and County of San Francisco for the development of Candlestick Point and Phase 2 of the Hunters Point Shipyard; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas. (Resolution No. 69-2010)

Agency Action m: Making Findings Pursuant to Sections 33445 and 33445.1 of the California Community Redevelopment Law for the Funding of Installation and Construction of Public Improvements Related to the Hunters Point Shipyard Redevelopment Project Area; Hunters Point Shipyard Project Area. (Resolution No. 70-2010)

Agency Action n: Making Findings Pursuant to Sections 33445 and 33445.1 of the California Community Redevelopment Law for the Funding of Installation and Construction of Public Improvements Related to the Bayview Hunters Point Redevelopment Project Area; Bayview Hunters Point Project Area. (Resolution No. 71-2010)

Agency Action o: Commending the Hunters Point Shipyard Citizens Advisory Committee and expressing the intention of the Redevelopment Agency of the City and County of San Francisco to consult with the Committee on the implementation of the Candlestick Point-Hunters Point Shipyard Phase 2 Project. (Resolution No. 72-2010)

Agency Action p: Commending the Bayview Hunters Point Project Area Committee and expressing the intention of the Redevelopment Agency of the City and County of San Francisco to consult with the Committee on the implementation of the Candlestick Point-Hunters Point Shipyard Phase 2 Project. (Resolution No. 73-2010)

PRESENTERS: Michael Cohen, Director of the Mayor’s Office of Economic and Workforce Development, Tom Evans, Lead Planner, Redevelopment Agency, Mat Snyder, Planning Depart., Tiffany Bohee, Mayor’s Office of Economic and Workforce Development, John Lau, representing Supervisor Sophie Maxwell’s office

SPEAKERS: Mitchell Evans, Jaron Browne, David See, Eric Butler, Christian Mohammad, Angelo King, Sabiche Hyde, Al Norman, Gloria Berry, Nyese Joshua, Lavelle Shaw, John McCarthy, Rev. Arnold Townsend, Arnie Stokes, Misha Wally, Sue Hestor, Sonny Loc, Dok Hu Jo, Su Ann, Susan Kelly, Kitty Lee, Eric Brooks, Aranjó Mims, Regina Douglas, Felipe Nuno, Simon Barber, Harold Lumar, Timothy Allen Simon, Bradley Wedemeyer, Kathy Perry, Mike Sislovik, Raymond Rivera, Chong Sing Chong, Annie, Kathy Davis, Manny Florez, James Gomez, Holly Wilson, Espanola Jackson, Wu Pok Bing, Richard Lau, Florence Kong, Ollie Burgess, Giselle Casada, Grace Martinez, Michael Theriault, Tony Rodriguez, Tim Paulson, Marcia Dale-LeWinter, Pastor Josiah Bell, Dr. Veronia Hunnicutt, Marie J. Franklin, Tony Kelly, Christine Ania, Saul Bloom, Jason Fremyou, Tim Colon, Martinez Pelosa, And unidentified members of the public

PLANNING COMMISSION:

Planning Item 2: Adopting environmental findings (and a Statement of Overriding Considerations) under the California Environmental Quality Act and State Guidelines in connection with the adoption of the Candlestick Point-Hunters Point Shipyard Phase 2 and related actions necessary to implement such plans.

Commissioner Lee put forth a motion to move Planning Item 2.

Commissioner Antonini seconded the motion.

Planning Commission Secretary Avery called the roll:

Commissioner Antonini:	Aye
Commissioner Borden:	Aye
Commissioner Lee:	Aye
Commissioner Moore:	No
Commissioner Sugaya:	No
Commissioner Olague:	No
President Miguel:	Aye

Ms. Avery stated the motion passes 4 to 3, with Commissioners Moore, Sugaya, and Olague voting against.

Planning Item 3: Formulating a Resolution to approve Amendments to the Bayview Hunters Point Area Plan, the Transportation Element, the Recreation and Open Space Element, the Commerce and Industry Element, the Land Use Index, establishing the Candlestick Point Subarea Plan, the Hunters Point Area Plan along with other minor General Plan Map Amendments.

Planning Commission Secretary Avery called the roll:

Commissioner Antonini:	Aye
Commissioner Borden:	Aye
Commissioner Lee:	Aye
Commissioner Moore:	Aye
Commissioner Sugaya:	Aye
Commissioner Olague:	Nay
President Miguel:	Aye

Ms. Avery stated the motion passes 6 to 1, with Commissioner Olague voting against.

Planning Item 4: Formulating a Resolution to approve Amendments to the San Francisco Planning Code by establishing the Candlestick Point Activity Node Special Use District, the Hunters Point Shipyard Phase 2 Special Use District and to establish special height provisions for the Candlestick Point Activity Node Special Use District and the CP Height and Bulk District, and special height provisions for the Hunters Point Shipyard Phase 2 Special Use District and the HP Height and Bulk District.

Planning Commission Secretary Avery called the roll:

Commissioner Antonini:	Aye
Commissioner Borden:	Aye
Commissioner Lee:	Aye
Commissioner Moore:	Aye
Commissioner Sugaya:	Aye
Commissioner Olague:	Nay
President Miguel:	Aye

Ms. Avery stated the motion passes 6 to 1, with Commissioner Olague voting against.

Planning Item 5: Formulating a Resolution to approve Amendments to the San Francisco Zoning Maps by amending Sectional Maps SU09 and SU010 to establish the Candlestick Point Activity Node Special Use District and the Hunters point Shipyard Phase 2 Special Use District; amending sectional maps HT09 and HT010 to establish the CP and HP Height and Bulk Districts.

Planning Commission Secretary Avery called the roll:

Commissioner Antonini:	Aye
Commissioner Borden:	Aye
Commissioner Lee:	Aye
Commissioner Moore:	Aye
Commissioner Sugaya:	Aye
Commissioner Olague:	Nay
President Miguel:	Aye

Ms. Avery stated the motion passes 6 to 1, with Commissioner Olague voting against.

Planning Item 6: Formulating a resolution to approve the Candlestick Point Design for Development Document, the Hunters Point Shipyard Phase 2 Design for Development Document and corresponding technical amendments to the Hunters Point Shipyard Phase 1 Design for Development Document for the Candlestick Point-Hunters Point Shipyard Phase 2 Development Project.

Planning Commission Secretary Avery called the roll:

Commissioner Antonini:	Aye
Commissioner Borden:	Aye
Commissioner Lee:	Aye
Commissioner Moore:	No
Commissioner Sugaya:	No
Commissioner Olague:	No
President Miguel:	Aye

Ms. Avery stated the motion passes 4 to 3, with Commissioners Moore, Sugaya, and Olague voting against.

Planning Item 7: Resolution Establishing findings of consistency with the General Plan of the City and County of San Francisco and with Sections 101.1 of the City Planning Code for the Candlestick Point Hunters Point Shipyard Phase 2 Development Project including amendments to the Bayview Hunters Point Redevelopment Plan, the Hunters Point Shipyard Redevelopment Plan and for various actions necessary for the implementation of the Project.

Planning Commission Secretary Avery called the roll:

Commissioner Antonini:	Aye
Commissioner Borden:	Aye
Commissioner Lee:	Aye
Commissioner Moore:	Aye
Commissioner Sugaya:	Aye
Commissioner Olague:	Nay
President Miguel:	Aye

Ms. Avery stated the motion passes 6 to 1, with Commissioner Olague voting against.

Planning Item 8: Resolution establishing findings of consistency with the General Plan of the City and County of San Francisco for proposed amendments to the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyard Redevelopment Plan, as part of the Candlestick Point-Hunters Point Shipyard Phase 2 Project, recommending approval of the amendments to such Redevelopment Plans, and making office allocation findings pursuant to Planning Code Sections 320-325.

Planning Commission Secretary Avery called the roll:

Commissioner Antonini:	Aye
Commissioner Borden:	Aye
Commissioner Lee:	Aye
Commissioner Moore:	Aye
Commissioner Sugaya:	Aye
Commissioner Olague:	Nay
President Miguel:	Aye

Ms. Avery stated the motion passes 6 to 1, with Commissioner Olague voting against.

Planning item 9: Formulating a Resolution to approve a Planning Cooperation Agreement between the San Francisco Redevelopment Agency and the San Francisco Planning Department for Zone 1 of the Bayview Hunters Point Redevelopment Project Area and Phase 2 of the Hunters Point Shipyard Redevelopment Project Area.

Planning Commission Secretary Avery called the roll on Planning item 9 as amended to include a History Walk along the shoreline of the shipyard similar to that of the Port; that Building 813 be evaluated for historic significance; and that there be further consideration with the Historic Preservation Commission of alternative 4A and other historic resources:

Commissioner Antonini:	Aye
Commissioner Borden:	Aye
Commissioner Lee:	Aye
Commissioner Moore:	Aye
Commissioner Sugaya:	Aye
Commissioner Olague:	Nay
President Miguel:	Aye

Ms. Avery stated the motion passes 6 to 1, with Commissioner Olague voting against.

President Miguel put forth a motion for the Planning Commission to adjourn.

REDEVELOPMENT COMMISSION:

Agency Action b: Adopting environmental findings pursuant to the California Environmental Quality Act, including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations for the Candlestick Point-Hunters Point Shipyard Phase 2 Project; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas. (Resolution No. 59-2010)

Commissioner Bustos put forth a motion to move Redevelopment Commission Agency Action b.

Commissioner Breed seconded the motion.

Commission Secretary Solis called the roll:

Commissioner Breed:	Aye
Commissioner Covington:	Aye
Commissioner King:	Aye
Commissioner Bustos:	Aye
Commissioner Singh:	Aye
President Swig:	Aye

Ms. Solis stated the motion passes unanimously.

Agency Action c: Approving the Report to the Board of Supervisors on the proposed Redevelopment Plan Amendment for the Hunters Point Shipyard Redevelopment Project Area and authorizing transmittal of the Report to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 60-2010)

Commissioner Bustos put forth a motion to move Redevelopment Commission Agency Action c.

Commissioner Breed seconded the motion.

Commission Secretary Solis called the roll:

Commissioner Breed:	Aye
Commissioner Covington:	Aye
Commissioner King:	Aye
Commissioner Bustos:	Aye
Commissioner Singh:	Aye
President Swig:	Aye

Ms. Solis stated the motion passes unanimously.

Agency Action d: Approving the proposed Redevelopment Plan Amendment for the Hunters Point Shipyard Redevelopment Project Area and making findings under the California Environmental Quality Act and recommending adoption of the proposed Redevelopment Plan by the Board of Supervisors; and submitting the Agency's recommendation, including the proposed Redevelopment Plan to the Board of Supervisors; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 61-2010)

Commissioner Bustos put forth a motion to move Redevelopment Commission Agency Action d.

Commissioner Breed seconded the motion.

Commission Secretary Solis called the roll:

Commissioner Breed:	Aye
Commissioner Covington:	Aye
Commissioner King:	Aye
Commissioner Bustos:	Aye
Commissioner Singh:	Aye
President Swig:	Aye

Ms. Solis stated the motion passes unanimously.

Agency Action e: Approving the Hunters Point Shipyard Phase 2 Design for Development and corresponding technical amendments to the Hunters Point Shipyard Phase 1 Design for Development; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 62-2010)

Commissioner Bustos put forth a motion to move Redevelopment Commission Agency Action e.

Commissioner Breed seconded the motion.

Commission Secretary Solis called the roll:

Commissioner Breed:	Aye
Commissioner Covington:	Aye
Commissioner King:	Aye
Commissioner Bustos:	Aye
Commissioner Singh:	Aye
President Swig:	Aye

Ms. Solis stated the motion passes unanimously.

Agency Action f: Approving the Report to the Board of Supervisors on the proposed Redevelopment Plan Amendment for the Bayview Hunters Point Redevelopment Project Area and authorizing transmittal of the Report on the Redevelopment Plan Amendment to the Board of Supervisors, Bayview Hunters Point Redevelopment Project Area. (Resolution No. 63-2010)

Commissioner Bustos put forth a motion to move Redevelopment Commission Agency Action f.

Commissioner Breed seconded the motion.

Commission Secretary Solis called the roll:

Commissioner Breed:	Aye
Commissioner Covington:	Aye
Commissioner King:	Aye
Commissioner Bustos:	Aye
Commissioner Singh:	Aye
President Swig:	Aye

Ms. Solis stated the motion passes unanimously.

Agency Action g: Approving the proposed Redevelopment Plan Amendment for the Bayview Hunters Point Redevelopment Project Area and making findings under the California Environmental Quality Act and recommending adoption of the proposed Redevelopment Plan by the Board of Supervisors; and submitting the Agency's recommendation, including the proposed Redevelopment Plan to the Board of Supervisors; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 64-2010)

Commissioner Bustos put forth a motion to move Redevelopment Commission Agency Action g.

Commissioner Breed seconded the motion.

Commission Secretary Solis called the roll:

Commissioner Breed:	Aye
Commissioner Covington:	Aye
Commissioner King:	Aye
Commissioner Bustos:	Aye
Commissioner Singh:	Aye
President Swig:	Aye

Ms. Solis stated the motion passes unanimously.

Agency Action h: Approving the Candlestick Point Design for Development; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 65-2010)

Commissioner Bustos put forth a motion to move Redevelopment Commission Agency Action h.

Commissioner Breed seconded the motion.

Commission Secretary Solis called the roll:

Commissioner Breed: Aye
Commissioner Covington: Aye
Commissioner King: Aye
Commissioner Bustos: Aye
Commissioner Singh: Aye
President Swig: Aye

Ms. Solis stated the motion passes unanimously.

Agency Action i: Authorizing the Executive Director to execute a Real Property Transfer Agreement between the Redevelopment Agency of the City and County of San Francisco and the City and County of San Francisco for certain City property at Candlestick Point; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 66-2010)

Commissioner Bustos put forth a motion to move Redevelopment Commission Agency Action i.

Commissioner Breed seconded the motion.

Commission Secretary Solis called the roll:

Commissioner Breed: Aye
Commissioner Covington: Aye
Commissioner King: Aye
Commissioner Bustos: Aye
Commissioner Singh: Aye
President Swig: Aye

Ms. Solis stated the motion passes unanimously.

Agency Action j: Authorizing the Executive Director to execute a Public Trust Exchange Agreement between the Redevelopment Agency of the City and County of San Francisco and the City and County of San Francisco, the California State Lands Commission and the California Department of Parks and Recreation in furtherance of the Candlestick Point – Hunters Point Shipyard Phase 2 Project; Bayview Hunters Point and Hunters Point Shipyard and Redevelopment Project Areas. (Resolution No. 67-2010)

Commissioner Bustos put forth a motion to move Redevelopment Commission Agency Action j.

Commissioner Breed seconded the motion.

Commission Secretary Solis called the roll:

Commissioner Breed: Aye
Commissioner Covington: Aye
Commissioner King: Aye
Commissioner Bustos: Aye
Commissioner Singh: Aye
President Swig: Aye

Ms. Solis stated the motion passes unanimously.

Agency Action k: Authorizing the Executive Director to execute a Park Reconfiguration Agreement between the Redevelopment Agency of the City and County of San Francisco and the California Department of Parks and Recreation for the reconfiguration of the Candlestick Point State Recreation Area in furtherance of the Candlestick Point – Hunters Point Shipyard Phase 2 Project; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 68-2010)

Commissioner Bustos put forth a motion to move Redevelopment Commission Agency Action k.

Commissioner Breed seconded the motion.

Commission Secretary Solis called the roll:

Commissioner Breed: Aye
Commissioner Covington: Aye
Commissioner King: Aye
Commissioner Bustos: Aye
Commissioner Singh: Aye
President Swig: Aye

Ms. Solis stated the motion passes unanimously.

Agency Action l: Authorizing the Executive Director to execute a Disposition and Development Agreement between CP Development Co., LP and the Redevelopment Agency of the City and County of San Francisco ("Agency"), and an Interagency Cooperation Agreement and a Tax Allocation Agreement between the Agency and the City and County of San Francisco, and a Planning Cooperation Agreement between the Agency and the Planning Department of the City and County of San Francisco for the development of Candlestick Point and Phase 2 of the Hunters Point Shipyard; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas. (Resolution No. 69-2010)

Commissioner Bustos put forth a motion to move Redevelopment Commission Agency Action l.

Commissioner Breed seconded the motion.

Commission Secretary Solis called the roll:

Commissioner Breed:	Aye
Commissioner Covington:	Aye
Commissioner King:	Aye
Commissioner Bustos:	Aye
Commissioner Singh:	Aye
President Swig:	Aye

Ms. Solis stated the motion passes unanimously.

Agency Action m: Making Findings Pursuant to Sections 33445 and 33445.1 of the California Community Redevelopment Law for the Funding of Installation and Construction of Public Improvements Related to the Hunters Point Shipyard Redevelopment Project Area; Hunters Point Shipyard Project Area. (Resolution No. 70-2010)

Commissioner Bustos put forth a motion to move Redevelopment Commission Agency Action m.

Commissioner Breed seconded the motion.

Commission Secretary Solis called the roll:

Commissioner Breed:	Aye
Commissioner Covington:	Aye
Commissioner King:	Aye
Commissioner Bustos:	Aye
Commissioner Singh:	Aye
President Swig:	Aye

Ms. Solis stated the motion passes unanimously.

Agency Action n: Making Findings Pursuant to Sections 33445 and 33445.1 of the California Community Redevelopment Law for the Funding of Installation and Construction of Public Improvements Related to the Bayview Hunters Point Redevelopment Project Area; Bayview Hunters Point Project Area. (Resolution No. 71-2010)

Commissioner Bustos put forth a motion to move Redevelopment Commission Agency Action n.

Commissioner Breed seconded the motion.

Commission Secretary Solis called the roll:

Commissioner Breed:	Aye
Commissioner Covington:	Aye
Commissioner King:	Aye
Commissioner Bustos:	Aye
Commissioner Singh:	Aye
President Swig:	Aye

Ms. Solis stated the motion passes unanimously.

Agency Action o: Commending the Hunters Point Shipyard Citizens Advisory Committee and expressing the intention of the Redevelopment Agency of the City and County of San Francisco to consult with the Committee on the implementation of the Candlestick Point-Hunters Point Shipyard Phase 2 Project. (Resolution No. 72-2010)

Commissioner Bustos put forth a motion to move Redevelopment Commission Agency Action o.

Commissioner Breed seconded the motion.

Commission Secretary Solis called the roll:

Commissioner Breed:	Aye
Commissioner Covington:	Aye
Commissioner King:	Aye
Commissioner Bustos:	Aye
Commissioner Singh:	Aye
President Swig:	Aye

Ms. Solis stated the motion passes unanimously.

Agency Action p: Commending the Bayview Hunters Point Project Area Committee and expressing the intention of the Redevelopment Agency of the City and County of San Francisco to consult with the Committee on the implementation of the Candlestick Point-Hunters Point Shipyard Phase 2 Project. (Resolution No. 73-2010)

Commissioner Bustos put forth a motion to move Redevelopment Commission Agency Action p.

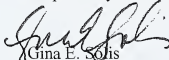
Commissioner Breed seconded the motion.

Commission Secretary Solis called the roll on Agency Action p, as amended, to include a History Walk along the shoreline of the shipyard similar to that of the Port; that Building 813 be evaluated for historic significance; and that there be further consideration with the Historic Preservation Commission and other historic resources:

3. COMMISSIONERS' QUESTIONS AND MATTERS: None.
4. ADJOURNMENT:

It was moved by Commissioner Breed, seconded by Commissioner Singh, and unanimously carried that the meeting be adjourned at 1:36 A.M.

Respectfully submitted,


Gina E. Solis
Agency Secretary

ADOPTED:

Attachment: June 3, 2010 Special Joint Hearing Transcript

SAN FRANCISCO PLANNING COMMISSION

and REDEVELOPMENT AGENCY

SPECIAL JOINT HEARING

Thursday, June 3, 2010

Public Hearing on the
Candlestick Point-Hunters Point Shipyard
Phase 2: Certification of the Final
Environmental Report
and
Adopting Environmental Findings under
the California Environmental Quality Act
in Connection with the Adoption of the
Project and Related Actions Necessary to
Implement Such Plans plus Related
Amendments, Findings, and Approvals.

Board of Supervisors Chamber - Room 250

City Hall, 1 Dr. Carlton B. Goodlett Place

San Francisco, California 94102

Volume I

REPORTED BY: SANDRA BOSTOW, CSR# 5770 (01-427345)

APPEARANCES

FOR THE PLANNING COMMISSION:

Commissioner Ron Miguel, President
Commissioner Christine Olague, Vice president
Commissioner William L. Lee
Commissioner Gwyneth Borden
Commissioner Michael J. Antonini
Commissioner Kathrin Moore
Commissioner Hisashi Sugaya
Linda D. Avery, Commission Secretary

FOR THE REDEVELOPMENT AGENCY:

Commissioner Rick Swig, President
Commissioner Darshan Singh, Vice president
Commissioner Miguel M. Bustos
Commissioner Leroy King
Commissioner Francee Covington
Commissioner London Breed
Gina Solis, Agency Secretary

ALSO PRESENT:

Staff Members: James Morales, Fred Blackwell,
Lisa Gibson, Stanley Muraoka.
Michael F. Rice, Project Director, PBS&J

PUBLIC SPEAKERS:

Francisco DaCosta, Maria Harrison, Vivian Donahue, Esselene Stancil, Alex Tom, Ya Yan, Emily Lee, Li Shuang Li, Daniel Landry, Drew Christopher Joy, Alicia Garza, Jose Luis Pavon, Daniel Solberg, Arthur Feinstein, Saul Bloom, Espanola Jackson, Rodger Scott, Michael Patton, Aurelius Walker, Carmen Policy, Matt Regan, Javier Ramirez, Eileen Hines, Celestine Howard, Jill Fox, Roange Kent, Tera Gray, Conny Ford, Stormy Henry, Thomas Tang, Richard Lau, Terry Anders, Javier Marquez, Gary Banks, Anthony Russo, Claire Bishop, Tiffany Carpenter, Dr. Ahimsa Porter Sumchai, Bradley Bradley, James Mabrey, Amos Brown, Kristina Enea, Linda Richardson, Ann Huey, Ebony Manning, Janita Towns, Fred Noronho, Karina Bas, Gladys Soto, Dedrea Smith, Ace Washington, Charles Hayes, Reginald Rainer, Shantanese Gaines, Lakia Evans, Latasha Beasley, Tashara Johnson, Ashley Anderson, Tammy Ingle, Dennis Lamsey, Tony Rodriguez, Michael Theriault, Tim Paulson, Alonzo Menelik Abdul Raheem Walker, Russ Sturgis, Jarell, Gary Lynch, Tim Colen, Tony Kelly, Ron Stutts, Ricardo Contreras, Linda Shaffer, Marcia Dale Winter, Leon Muhammad, Dr. Veronica Hunnicutt, Renee Saucedo,

THURSDAY, JUNE 3, 2010 1:12 P.M.
P R O C E E D I N G S

SECRETARY AVERY: Good afternoon. This is the special meeting of the San Francisco Planning Commission in the joint hearing with the San Francisco Redevelopment Agency Commission. This is Thursday, June 3, 2010. Before we call roll, let's just set a little guidelines. When you speak and address the Commission, speak directly in the microphone approximately three to six inches away. We ask that you state and spell your last name for the record. This is a crowded room. We will not tolerate disruptions of any sort. That would include clapping, yelling, cheering, speaking out of order. If we have to warn you, if we have to call you out for that, we will ask the guards to escort you from the room. We cannot continue the process with disruptions of that sort. Roll call for the Planning Commission:

President Miguel?

PRESIDENT MIGUEL: Here.

SECRETARY AVERY: Vice president Olague?

VICE PRESIDENT OLAGUE: Here.

SECRETARY AVERY: Commissioner Lee?

COMMISSIONER LEE: Here.

SECRETARY AVERY: Commissioner Borden?

COMMISSIONER BORDEN: Here.

SECRETARY AVERY: Commissioner Antonini?

COMMISSIONER ANTONINI: Present.

SECRETARY AVERY: Commissioner Moore?

COMMISSIONER MOORE: Here.

SECRETARY AVERY: Commissioner Sugaya?

COMMISSIONER SUGAYA: Here.

SECRETARY AVERY: Thank you.

SECRETARY SOLIS: President Swig?

PRESIDENT SWIG: Here.

SECRETARY SOLIS: Vice president Singh?

COMMISSIONER SINGH: Here.

SECRETARY SOLIS: Commissioner Breed?

COMMISSIONER BREED: Here.

SECRETARY SOLIS: Commissioner Bustos?

COMMISSIONER BUSTOS: Here.

SECRETARY SOLIS: Commissioner Covington?

COMMISSIONER COVINGTON: Present.

SECRETARY SOLIS: Commissioner King?

COMMISSIONER KING: Here.

SECRETARY AVERY: Thank you.

We have a quorum and full commission. Commissioners, we are --

PRESIDENT MIGUEL: Before we start,

Secretary Avery: Commissioner Antonini?

COMMISSIONER ANTONINI: Thank you, President Miguel. I'd like to make a statement. There have been some allegations by members of the public that I'm biased in favor of the project being continued today and cannot act objectively. I'd like to respond to those allegations. While it's true that I have been an advocate for keeping the San Francisco 49ers playing their National Football League games in San Francisco, I can unequivocally be open-minded, fair, and objective in considering the items before the Planning Commission today. A second Prop G passed overwhelmingly by the voters in San Francisco in June 2008, calls for efforts to retain the San Francisco 49ers and calls them a source of considerable civic pride. I believe it would not be wrong to be a strong advocate for the preservation of our treasured civil institutions, be it the San Francisco Ballet, San Francisco Opera, our Fine Arts Museum, the 12th District Federal Reserve Bank, or the San Francisco Giants, among others. However, despite my personal feelings regarding the 49ers, I'm here today to listen with an open mind to all testimony, and I believe I can act in the City's best interests and be a fair and impartial decision-maker. I will consider all options, including no-project alternatives or proposed alternatives, with an open mind. For those of you who've observed me in the last eight years

I've served on the Planning Commission, appointed three times and confirmed by the Board of Supervisors three times, I hope you will agree that, even those who may not agree with my positions on all decisions, that I've always prepared carefully, attended almost every hearing, listened carefully to all comments, and supported my votes with thoughtful findings. Thank you for your time.

PRESIDENT MIGUEL: Thank you. Because there hasn't been a combined meeting of our two bodies, Planning and Redevelopment, for some time, I thought perhaps a brief intro was in order. The Planning Commission participates in joint commission hearings when a major land-use project before us will also take action by another of our City's commissions, as we have done recently with the Recreation and Park Division and with the Health Commission. This joint interface avoids duplicative presentations by both staffs and duplicative testimony from the public, saving all of us a great deal of time, effort, and money. In addition, and at least of equal importance, joint hearings such as this enable a discussion among members of both the Agency and the Commission that would otherwise be legally impossible. Joint Planning and Redevelopment hearings in the recent past have included Yerba Buena, Mission Bay, and South Beach. Each of these development areas have proven itself to be eminently successful and each of them continues to provide viable additions of infrastructure, housing, commerce, and recreation for the benefits of San Franciscans. Today's project areas are equally massive. They encompass over 700 acres in land. They envision not only a similar expansion and intensification of San Francisco's built environment, again infrastructure, housing, commerce, and recreation, but mandate a distinct emphasis on viable connections with our city's streets and transportation grids, an emphasis which is absolutely integral to the sustained viability of the Candlestick Point and Hunters Point communities. I'm not going to recite all the statistics. The staff will present those details as we move along in this hearing today. And as most of you today know, they have been well-emphasized in over ten hours of hearings recently, informational hearings at the Planning Commission, and I'm certain that President Swig has presided over a similar number of hours during Redevelopment Agency hearings. This has been an intentional public process to complement the many, many years of both formal and informal neighborhood and citywide outreach. Today I will chair the first part of the hearing, the certification of the EIR; President Swig will preside over the latter section, which starts after 5:00 p.m. We all look forward to hearing from the staff and the communities which are directly involved, and from the general public. Thank you.

SECRETARY AVERY: Thank you, President Miguel. If I can call the first item into the record. This is from the Planning Commission Calendar. Item No. 1 is: Consideration of the Motion Adopting Findings Related to the Certification of the Final Environmental Impact Report for a Proposed Candlestick Point-Hunters Point Shipyard Phase II Development Plan.

SECRETARY SOLIS: From the Agency Action 2A: Consideration of a Resolution Certifying the Final Environmental Impact Report for the Proposed Candlestick Point-Hunters Point Shipyard Phase II Development Plan Pursuant to the California Environmental Quality Act; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas, Resolution No. 58-2010.

MS. GIBSON: Good afternoon, President Miguel, President Swig. I am Lisa Gibson of the Planning Department. And I'd like to say good afternoon also to the Planning Commission and the Redevelopment Agency Commission. Joining me here today is Stanley Muraoka of the Redevelopment Agency, and he will be making the second part of this presentation. The item before you is certification of the Environmental Impact Report, or EIR, for the Candlestick Point-Hunters Point Shipyard Redevelopment Phase II Project. The Draft EIR was circulated for review and comment on November 12, 2009, for a 45-day comment period, which was extended by the Agency Commission to January 12, 2010, for a total of 60 days. During the public review period the Agency held public hearings on December 15, 2009, and January 5, 2010, to receive comments on the adequacy of the Draft EIR. The Planning Commission held a public hearing on the Draft EIR on December 17, 2009. In addition to the verbal comments that we received from the approximately 150 speakers at the public hearings, the Planning Department and the Agency received approximately 117 written comments through mail, hand-delivery, fax, and e-mail. The Comments and Responses document, or C&R document, was published on May 13, 2010, and it includes copies of all the comments received on the Draft EIR as well as individual responses to those comments. In some cases the responses to individual comments are in the form of master responses, which consist of comprehensive discussions of issues that received numerous comments. The C&R document also makes text changes to the Draft EIR that either clarify information or make minor corrections and changes to the document. The chapter of the document with the text changes repeats the changes that are specified and the individual responses to comments, which adds to the bulk of the document, but this enables the reader to easily review all the document changes in one place. Other changes were due to refinements in the project variants and alternatives, many of which were prompted by comments received on the Draft EIR. And the four primary areas of refinement are (1) an addition of a housing/research and development variant, or Variant 2A, as a non-stadium option, to provide a moderate increase in research and development based on the housing variant; (2) addition of an historic preservation Sub alternative 4A that provides for historic preservation with no other changes to the project; (3) that the Tower Variant, Variant 3D, that minimizes shadow impacts on the Candlestick Point State Recreation Area, and increase in tower floor plates from 10,000 square feet to 12,500 square feet will allow an efficiency and flexibility in the design of the floor plates without increasing the total number of housing units; (4) an updated development schedule as reflected in the document, and that has construction starting in one or two years later to reflect the current entitlement process schedule. None of the refinements to the project or other clarifications and corrections in the EIR result in a change to the findings or conclusions of the Draft EIR. The Draft EIR together with the C&R document constitute the Final EIR that is before you today for certification. At this time commissioners are not being asked to consider the merits of the project, as this is not relevant to the adequacy, accuracy, or objectivity of the EIR. Project proposals are the subject of the items that followed the certification item on the agenda for today's meeting. Subsequent to publication of the C&R document, we received correspondence from individuals and organizations, and some of that contains statements that are regarding the adequacy of the C&R document and the EIR as well. Individuals and organizations who provided comments that were copied to the Planning and the Agency staff include Francisco DaCosta, Arthur Feinstein on behalf of the Sierra Club, Margo Bors, and Paul Nixon on behalf of Bay Access. And then in addition, this morning we received additional correspondence on the project from vice president Courtney Damkroger of the Historic Preservation Commission, Elizabeth Goldstein

of the California State Parks Foundation, John Swiecki with the City of Brisbane and Potrero Hill Democratic Club, and Jim Lazarus of the San Francisco Chamber of Commerce. And I believe that all the commission members have these letters, and the staff of the Agency and the Planning Department has provided them for you. Because of the recent date of receipt of these pieces of correspondence, we were not able to address them in the Comments & Responses document. And we reviewed the comments that we received as of yesterday and find that they are similar to the comments that were already addressed in the C&R document, as I will explain. Regarding the letters that we received today, you know, given the timing of the receipt of them, we are in the process now of reviewing those and are preparing to comment on them after the public comment portion of this hearing. So the topics of concern in the letters that we received as of yesterday generally include toxic contaminants on Parcel E2, cleanup of hazardous substances, the precautionary principle, and the health of the Bayview community. And these are comments we did address in the C&R document in Master Responses 5, 11, 12, 13, and 15. Regarding noise from traffic generated by traffic on the Yosemite Slough bridge, we have Master Response 3 that addresses that issue. Regarding that comments we received recently on recreation, this is covered in Response 86-12 regarding the impacts of the bridge on recreational use. We have coverage of the issue of the importance of addressing access points for boats in the Blue Greenway. That's covered in our responses 31-9 and 116-2. Regarding aesthetic impacts of the bridge on the Candlestick Point State Recreational Area, we have numerous responses addressing that, including 31-14 and then responses to letter 47, including response Nos. 34, 36, 46, 58, 73, and 75 as well as response 75-5. And biological resources, we have a Master Response 3 that addresses the effects of the project, biological effects of the project, in relation to the Yosemite Slough Restoration Project, impacts on the state parks with the change of the amount of state park land, and other issues also in response to 86-6. We received cultural-resources-related comments in relation to the Muwékma Ohlone, and we have Master Responses 1 and 2 that cover that issue. We received comments stating preferences for a desire to see alternatives addressing a no-bridge BRT route allowing automobiles on the bridge, and these are addressed in Master Response 4, Response 17-1, and we also discuss this as part of Alternative 2 in the Draft EIR. And two other issues, cumulative projects and what projects we did address in the cumulative analysis of transportation, that's addressed in Response 43-2 and also in the transportation circulation section of the EIR. And also there were some comments that I received regarding the project merits, either support for or opposition to the project or elements of the project, and those comments are not pertinent to the consideration of the adequacy, accuracy, and objectivity of the EIR. So at this time I'd like to turn the presentation over to Stanley Muraoka with the Redevelopment Agency. Thank you.

MR. MURAOKA: Thank you, Lisa. Again, my name is Stanley Muraoka and I'm the Environmental Review Officer for the Redevelopment Agency. The EIR before you discloses a number of impacts, including those that would not create significant environment effects and those that could create significant environmental impacts but would either be precluded or reduced to a less than significant level with the implementation of mitigation measures. There are some impacts, however, which could remain as significant and unavoidable environmental impacts despite the application of mitigation measures. These impacts include project and cumulative construction-related impacts such as the effects of project construction on vehicle traffic, ground-borne vibration, an increase in ambient noise levels, impacts on historic resources, and shadows on Gilman Park for two of the tower variants; project and cumulative

traffic impacts due to traffic volumes, traffic at intersections, and traffic at freeway ramps and freeway segments; project and cumulative transit impacts including impacts of traffic on Muni lines and SamTrans bus lines, project traffic impacts on bicycle routes, event impacts on traffic and transit during 49er games, secondary events at the stadium, and arena events; project and cumulative air quality impacts due to exceedences of criteria of air pollutants and the project's contribution to cumulative levels of toxic air contaminants and particulate matter; project and cumulative noise impacts due to traffic noise levels and noise from stadium events; and the project's contribution to the cumulative demand for police services. If the Commissions certify the EIR, they can then proceed to considering the proposed project. If the Commissions decides to approve the project, they will need to adopt a Statement of Overriding Considerations that explains how the benefits of the project outweigh these unavoidable adverse environmental effects. A Draft EIR certification motion is before the Planning Commission and a Draft EIR certification resolution is before the Agency Commission. Certification is not an action to approve the project but solely a decision that the EIR has been completed in compliance with the California Environmental Quality Act and is adequate, objective, and accurate. This concludes our presentation on this matter. Lisa and I and other staff who have worked on the EIR and the environmental consultants are available to answer any questions you may have. Thank you for your consideration.

SECRETARY AVERY: Mr. President, before you start calling roll for the public comment, if I could just remind everyone of the public to speak slowly and clearly. We have a court reporter here, and we'd like to be able to make sure you get -- she gets all of your comments accurately. Thank you. And, again, there is overflow in the North Light Court. If the president calls your name from the North Light Court and you come up, you will be admitted to the room to give your testimony.

PRESIDENT MIGUEL: As I call the names, since we are in the board chambers, we'll follow the normal procedure that the board follows for speakers. As I call your names, if you will line up in the center aisle and come up one by one, it will be easier to keep a continuous flow. Francisco DaCosta, Beverly Hutchins, Marie Harrison, Vivian Donahue.

MEMBER OF THE PUBLIC: Commissioners, my name is Francisco DaCosta. I'm the director of the Environmental Justice Advocacy, and I also represent the First People, the Muwekma Ohlone. Commissioners, the microphone is not working.

SECRETARY AVERY: Try it now.

MEMBER OF THE PUBLIC: So I said that I am the director of Environmental Justice Advocacy and also a representative of the First People, the Muwekma Ohlone. So, Commissioners, I have appeared before you numerous times, but I've also written about my opinions thousands of times. I participated in the Comments & Response, and some of them have been addressed and some of them have not. And we have an opportunity to do whatever it takes to adjudicate that matter. One of the things that you commissioners know, or should know, is that the first time around you did not pay attention to the cultural resources and to the needs of the First People. Any way you look at it, this land belongs to the Muwekma Ohlone. And the least the commissioners can do is respect them and allow them to give their comments

and allow them representation, and that was not done. When I worked at the Presidio of San Francisco, I had the ability and I did review hundreds and hundreds of environmental impact studies and reports. So I have read through the Draft EIR, I have gone through the Comments & Responses, and what I find is that here we are trying to accommodate 10,500 people, but we are not addressing cumulative pollution, transportation issues, and we are not paying attention to certain key things, what I call quality-of-life issues like child care, educational facilities, hospitals, and so on and so forth. Commissioners, in the year 2010 we do not have too much land in San Francisco. The southeast sector is that last frontier, so we need the best minds to do the right thing. So here you have a developer named Lennar and you have certain representatives who are pushing for things without giving us representation. Senate Bill 792 was not done correctly. Not one single major meeting was held in the community. So I say to you commissioners, if Lennar has 700 acres at Hunters Point, why do they need the 23 acres of the state park that belongs to all of California? Why? Secondly, let me state to you in the 18 seconds that are left, it is wrong for the community to be divided. The community should be united to address this process. Thank you very much.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. My name is Marie Harrison. Outside of the fact that I am a resident of Bayview-Hunters Point, I work in Bayview-Hunters Point, I play in Bayview-Hunters Point, and I pray in Bayview-Hunters Point, so I pray that you hear my comments and that you pay very close attention to the fact that I am here opposing the acceptance of this EIR process for a lot of moral reasons, but I won't even get into that. Let's just talk about some things that it does not do. It does not address the cumulative impacts that are going to happen and that are already occurring in my community. It does not now and at this rate if it is passed through it will not address the standards of the CEQA. And I guarantee you that pushing this thing through without at least adhering to the CEQA standards will cost not only my community but this city. I'm asking you to take a very good look at some of the comments that you have letters. I don't want to repeat everything that so many of us are going to be repeating, but I want to tell you that any time a project such as this divides a community the way in which this project has divided this community -- and I want to let you know it wasn't a good division. Its okay to disagree with people, but it is not okay for a community to be at arms with each other over a job versus a life. And that's really what it comes down to: a job versus a life, and then only a promise of a job versus a life. You're dividing our community over what-if-we-have-all-of-these-wonderful-things. What happens to the people who are already there? What happens to the people who come into this community and they find that you have allowed them to cap areas that really should be cleaned totally. This is what we're here about. That shipyard was supposed to be cleaned to residential standards. This entire city -- you didn't hear from us on it, but you heard from the entire city, who voted on that particular issue and overwhelmingly said that shipyard should be cleaned to the residential standards that we asked for in the very beginning. It is not, not with capping. And that's exactly one of my major fears, outside of the fact that, in reviewing some of the comments that they have, they don't truly address our issues. Their responses to our comments, if you really pay attention to them, to me and to very many of us is a lot of, for a nicer word, a lot of jumbo. And it's a lot of jumbo words thrown together to sound like they're important or that we've done what we were

supposed to, when the reality is they didn't do it. I urge you; do not accept this EIR that is flawed.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. Thank you for having us.

SECRETARY AVERY: Can you speak directly into that microphone.

MEMBER OF THE PUBLIC: I am here today to ask you to not approve this. Because I live at 178 Kiska Road, about half a block from the shipyard. My family has been affected from breathing in these toxic fumes for years. And it needs -- You need to look at the scientific information that has been given us; not our decision but from a scientist. And I'm pretty sure you've heard of her. Her name is Subru, Subra -- I can hardly say that. But we have had a meeting with her on Third Street at the mosque, and we believe the scientific information that we have heard. And the way this land is over there in Hunters Point now, you can't plant a tree, you can't even cover it, and they have capped it up, 2003. And what worries me am I going to be sleeping up there and an earthquake comes and the whole place blow up? You know, we want it cleaned up, period, clean. Because it's a frightening possibility of what could happen there. And I'm urging you to please do not say yes until this whole place is cleaned up. Thank you.

PRESIDENT MIGUEL: And your name?

MEMBER OF THE PUBLIC: Vivian Donahue.

PRESIDENT MIGUEL: Thank you. Is Beverly Hutchins here? Esselene Stancil, Alex Tom, Ka Yan Cheung, Emily Lee, if you'll line up in the center, please.

SECRETARY AVERY: You may approach the mike.

MEMBER OF THE PUBLIC: Thank you. Good afternoon, Commissioners. My name is Esselene Stancil, and I'm here to ask you, please do not pass the EIR until everything has been considered. I live in the area and I have lived there when the shipyard was in force and everything, and it is terrible out there. They had the burning out there that burned about three weeks or longer where they couldn't even stop it, and it's still burning underground. But we're asking you to consider not passing this until you have thoroughly investigated to see. It is so toxic out there. The air is very, very toxic. We have so many people in the area sick. Why would you let Lennar come in there? Because he love to build on toxic ground all over the country. That is his way of doing things. So we're asking you to pay attention to this. Because I understand that you have plumbers and other people all lined up to come to San Francisco. People in the city think that they're going to get these jobs? No. Because they did the same thing on Third Street with the T Train. They didn't give the people the jobs like they promised. A promise is not considered effective until the people that you promise is given the opportunity to do what you have asked them to do. I am submitting to you two folders here for each one of you to get one, and we're hoping that you start looking at it as soon as you get your paper. One is on the greenhouse gases that's in our area, and then you have the other one is on the EIR that does not comply with what the other people have told you. It is not up to par. We have gone

over the EIR thoroughly, and we find so many flaws in it that was not completed. So we're asking that somebody will give each one of you one of these papers so that you can start looking. But there's two folders. One has the green gas and one has the others. So we are asking you to please pass them. It's one for each one in here. It's a copy for each individual. The red is in the area where the EIR is not in compliance with the CA and CS projects. Please, don't pass this. Capping it is not for it. I know people that's working in the area, and they have told me thoroughly how toxic it is out there. I have walked the area at my age. Look at me. I'm not a young woman, and I've been in the area over 50 years. I know the area well. But I'm asking you to please consider our health over money. This is why the country is going down now, is because of greed over money. So please don't accept the EIR. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners, my name is Alex Tom. I'm with the Chinese Progressive Association. I'm the executive director. And we have been in the community for about 38 years organizing work with Chinese immigrant working families, and we do actually have a lot of members who live in the Bayview. And today my remarks are going to focus and highlight on the growing and vibrant diversity in the Bayview. And there are actually a lot of Chinese and Latino families in the Bayview. We wanted to make sure that voice was heard today. The percentage is about, I would say, 30 to 40 percent of the Asian community and in the years to come there will be many more living in the Bayview, moving in. A lot of them are low income who pool together their money to be able to purchase homes or rent, and a lot of them are moderate income as well. They not only will be moving to the neighborhood, they will also be moving into these projects, the Lennar development, if this was approved. And this is actually why we are here: to request that you vote down this EIR. And the reason why I say this is because we want to make sure it's safe, it's clean and nontoxic. But this is where we disagree with the other side, which actually also agrees to clean up the shipyards. But we want a full cleanup, a full cleanup of all the toxic waste, the radioactive materials, before any construction. The community's health, we feel, should be your top priority; the most vulnerable people in this community should be your top priority. And I've talked to people on all sides of the community, and everybody just want jobs, they want housing, but the big question is: At what cost? And we believe you can do both, but you don't need to do that now. We need to be fully confident that it's clean, that it's nontoxic, and this is a place that families can flourish. And let's not forget what happened in New Orleans with BP. The same thing has happened. People went through this whole process cutting corners. Even Republicans are cautious of environmental health risk because of the unregulated nature of the project. So if you even think about that situation now, we want to really compel you all to say that both sides agree there are environmental health risks. We want you to not cut corners. Take the time to make the needed considerations on this project. And we know that there's a lot at stake, there's a lot of money, the developers are probably saying they are not going to build anymore, and that you have a lot of political pressure. But people are just hopeless and they're taking desperate measures. They want jobs and they want it now. So today is your opportunity to give people some hope, to vote this down and say that there are going to be possibilities in the future. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Hi. Good afternoon, Commissioners. My name is Ka Yan, with the Chinese Progressive Association as well. I'm here to urge you to not approve this Environmental Impact Report because it does not meet CEQA standards. A project as politically charged as this needs to take into account regulatory biases, and also please look at the science and not, you know, allow a public interest to influence your decisions. Also, my community, as Alex just said, is really hurting for jobs right now, and Lennar is, you know, taking advantage of this need, this community need, to push for their own interests. So by fully cleaning up this Superfund site, our community will have jobs and our community will be safe for workers and residents. So please don't approve this Environmental Impact Report. Thanks.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon. My name is Emily Lee. I'm also with the Chinese Progressive Association, and I'm here today also to urge you not to approve the EIR before you today because it's inadequate and does not comply with CEQA. As many of you may know, the Bayview neighborhood, like many other neighborhoods in southeast San Francisco, has a long history of environmental racism and pollution in its neighborhoods. For too long toxic pollution has been the backdrop for the residents living there, for kids who go to school there, who grow up there. And we see that actually if this project goes forward without proper cleanup and its completion, that this is just another toxic site that's being added to the existing burdens in the community. So we know that for years PG&E was spewing out toxic pollution to residents who lived nearby. We know that there's diesel pollution from the many trucks and many buses that go through the neighborhood. There's many layers of this pollution that's going on to residents. It's not just one instance. And if you allow this development to go forward, it's just another hair on the camel's back, or the final straw that's going to break the camel's back. We believe that the EIR does not adequately address the health risk from the potential exposure to the toxic chemicals. There are chemicals of concern that are known carcinogens, that's cancer-causing chemicals, that are at levels above the acceptable human health risks. And we've seen what happens to corporations that assure us that it's safe; right? The BP spill. There's many examples of when corporations said, It's safe, trust us, let's move forward with this. But in the end who pays the price? It's going to be the residents who are living there. And so I think it's really important that we make sure it's absolutely safe before we allow any folks to be living on that site or for families to have their kids growing up in those homes, and to really ask ourselves: Is this the type of risk that we want to put families in, is this the type of risk that we want to build a whole project on top of? And I think that for acceptable risk to know that you might be getting cancer from the place that you're going to be living and the place your kids are going to be living. So we really urge you today to reject this EIR and move forward with a better proposal that will allow for full cleanup of the site. Thank you.

PRESIDENT MIGUEL: Thank you. Li Shuang Li, Drew Christopher Joy, Daniel Landry, and Alicia Garza.

MEMBER OF THE PUBLIC (through interpreter): Hi, everybody. My name is Li Shuang Li. I'm a resident of Bayview. I've been living there for over 15 years. I'm also a member of the Chinese Progressive Association. What I want to say today is that no one would want their

family to live in unsafe conditions. I feel that if there's a full cleanup, it will be really good for Lennar as well as the residents. If anything happens to the health of the community, Lennar would be the one responsible. It's too late if there's new incidents of cancer and birth defects. If that happens, it's already too late. So we hope that you would stand to make an ethical decision to can live on it and not just cater to self-interests. Thank you.

PRESIDENT MIGUEL: Thank you. Drew Christopher Joy, Daniel Landry, Alicia Garza. I'll call some more names, and if you'll line up in the central aisle. Jose Luis Pavon, Archbishop Franz King, Star Myles, and Pastor Daniel Solberg.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners from the Agency and also the Planning Commission. Daniel Landry, for the record. And first of all, I want to thank you for calling this joint hearing to discuss this critical issue of the future of San Francisco. One thought that comes to mind is what we do know and what we don't know at this point. What we do know is that the shipyard is not clean. What we don't know is what will happen if an earthquake happened right now and what would be the effects of a Superfund site that some call the toxic soup site. I want to just urge this body, both bodies, to reject the EIR entirely. It's not adequate, it's not sufficient for us to go forward, and it does not address the risk that we do know is out there in the shipyard and what future faces communities who will be there who will actually have to deal with the results of the damage that will take place once these toxins, which some have said, you know, you can't even define what's out there. Let me just touch on one thing that's real clear, though, and I was thinking about the golden question of all of this, since we do know that the shipyard is not cleaned up and, you know, we're talking about early transfer. We have to be clear that of course this city is in trouble financially. Of course San Francisco have put a lot of investment, time, money, resources into making this project happen. Of course there's been many meetings, there's been many minds that came to the table, and there's been signing off of the mayor, the sign-off of the previous mayor. However, let's be honest. In the United States of America, as we speak, we're seeing tremendous examples of rushing projects and not looking at the real defining point that the projects has become a risk, and as a result of like the BP spill that everyone is talking about, the damage that this will cause on the community and future communities. We have to look, I think, at the fact that if we're talking about jobs, well, there's jobs in cleanup. There's jobs in cleanup that can last for 20 years, however long it takes to clean up the shipyard. But we should not rush and put people out there unprepared and move along with a project that is not adequate and does not address CEQA, which is the most important fact that we're speaking of today. So I just want -- As a resident of San Francisco, I just want to urge this body to reject this EIR. Thank you.

PRESIDENT MIGUEL: Thank you. There's been suggestion from the sheriff's officers that is quite logical: If you have already spoken, if you could leave the room, there is an overflow room in the North Light Court. And that way, others that are waiting to come in will be able to take seats in this room. That would be very generous of you to do so. Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. My name is Drew Christopher Joy. I'm a resident of the Mission District of San Francisco and I work with an organization called POWER. I am here today to urge you to not certify this EIR. The EIR does not meet CEQA standard and will not adequately protect future residents of the Hunters Point Shipyard.

I've read both the EIR and the feasibility and remediation studies for all of the parcels, so I feel pretty clear on what the actual risks are. And I know that, unlike what Michael Cohen stated at the last Planning Commission meeting I was at, the shipyard in its current state is extremely toxic and there are many chemicals of concern and radionuclides that could cause cancer and other health risks. I think it's important to note that the significance of toxins has been downplayed in public meetings, and that if you look at the facts, we know that this is an extremely dangerous Superfund site. The risks assessed in the EIR is based on planned future use, but the EIR also states that the future use could change at any point. So when we're evaluating risk and we're evaluating that based on a recreational standard or research and development or like warehouse, we're not evaluating what actually all the possible future uses for this land could be. And we need to be evaluating everything on the shipyard for a residential standard because at any point any of the shipyard could be used for a residential building because we know there's a push for more land for housing in the city. So the entire shipyard needs to be cleaned to residential standards and we need to protect the health of the San Francisco community first and foremost and not risk our community for the sake of an unwise development. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. My name is Alicia Garza. I'm the co-executive director of People Organized to Win Employment Rights. And I'm here to urge you to reject this EIR. It does not meet CEQA standards. The City and County of San Francisco is squandering an incredible opportunity on the worst possible developer. This developer has a track record across the country of building on toxic sites without remediating, and you all know this. The Bayview-Hunters Point community is adversely and disproportionately impacted by environmental racism. This is an opportunity for us, as a world-class city, as a city that considers itself a leader in green everything, to actually put our money where our mouths are. We cannot accept under any circumstances building on top of a radiological dump site. We cannot under any circumstances accept 150,000 tons of greenhouse gases where families live, where children play. I personally have knocked on thousands of doors in Bayview-Hunters Point. I have had mothers open their doors with their noses bleeding, right next to Parcel A, supposedly the cleanest parcel. We can do better. We must do better, and we have that opportunity today. As our friend said, Alex Tom, it's not an either/or; it can be a both/and. We can have development, we can have housing, and we can have jobs. We can do that without sacrificing another generation of black, brown, Asian families, children, and elders. It's time for us, as a world-class city, to stand up and say: As much as we appreciate the opportunities that exist here, we want to take full advantage, not partial, not a shortcut, and under no circumstances will we tolerate development on toxic waste. Please, please, this EIR does not meet CEQA standards, and we encourage you, we urge you, on behalf of all of the families that we represent, to reject this EIR. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. My name is Jose Luis Pavan. I work with POWER. I'm a San Francisco resident. I live in the Mission. And I'm here to ask you to please, please do not approve the EIR because it does not meet CEQA standards. I

understand the need for jobs. Nobody here disagrees that we need jobs urgently. I was unemployed for almost a year. I have a little boy. I understand what it means to not be able to pay bills because you're unemployed. But what we're talking about here today, if this EIR gets approved, is immediate satisfaction versus long-term economic sustainability. We have an opportunity for long-term economic sustainability for the current residents of Bayview now if we stop the EIR and we develop a real progressive plan, with everyone at the table, that benefits the Bayview residents, that benefits San Francisco. It's been reiterated over and over again: We can employ people over the long term if we complete the cleanup. There's also small business opportunities for today's residents. There's also affordable housing opportunities for today's residents. And I would warn the folks of Bayview, I would warn you to look at what has happened in the Mission District. Developers promised us the world 15 years ago. Developers promised us jobs. Developers came to local nonprofits and gave them money and said, Hey, go and tell your constituents that we're here to build up the neighborhood. More than half the people I grew up with are gone. They're not in the Mission no more. I can barely afford to stay. I'm hanging on by my nails. I live with four roommates and I have a little boy. That is the truth. We're not talking about a theory about what could be happening; we're talking about the truth. People are sick. That is the truth. And folks have got to ask themselves, Will the developer be paying your bills if you get cancer? Will the developer be paying your children's bills if you get cancer? Who's going to pay that bill? Who is going to deal with the lawsuits? Ultimately you are responsible. The City is responsible for what happens with this critical historical decision. Your legacy is on the line, and when people get sick, you will be held responsible and the City will be held liable. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: My name is Pastor Dan Solberg. I'm pastor of St. Paulus Lutheran Church in San Francisco. I urge you, as a combined body, to reject this EIR as inadequate and does not comply with CEQA standards. Given the long history of Bayview-Hunters Point and it being the recipient of countless denigrations and racist-motivated treatment, it is a delight to know that at least at one point along the way the city of San Francisco voted 85 percent to call upon the City and the Navy to clean up that toxic waste dump, a Superfund site, to residential standards. Ten years ago the city of San Francisco took off that veil of environmental racism for a moment and requested that the area be cleaned up to residential standards. Over the process of the last ten years, and more focused over the last few years, the environmental racism card again is being played with almost unconscionable action. It is now being called upon that the place can be capped and that Superfund site can be ignored under a veil of asphalt and concrete, simply subjecting that community one more time to a racist, environmentally toxic quality. This EIR does not take into consideration the opinion and the demand of the city of San Francisco, through its electorate, to clean it up to residential standards. Play all the games that you want to in terms of parceling out, in terms of somehow coming up with jobs instead of environmental cleanup, and yet the place needs to be cleaned up to environmental -- or to residential standards. The city of San Francisco has called for that. Don't you allow for this sort of continued racism to be again placed over and against the population and the land of Bayview-Hunters Point? Thank you.

PRESIDENT MIGUEL: Thank you. Again, if you'll line up when I call your names: Arthur Feinstein, Saul Bloom, Mike Lynes, Michael Boyd.

MEMBER OF THE PUBLIC: Commissioners, I'm Arthur Feinstein representing the Sierra Club. We've submitted comments to you previously, and we believe those comments are still accurate in saying that this EIR is fatally flawed, in some cases because it has not adequately addressed issues, in others because it's actually factually inaccurate. So I'd just like to go through some of those instances. Talking about the impact of the bridge and its roads on Candlestick Point State Recreation Area, the writers of the EIR could not come up with a rationale that will say, no, there will not be an impact, so instead what they said is you cannot have a nature experience in an urban area. I don't think that is credible. In fact, it is not credible. I hope you folks from Rec & Park would recognize that. We have natural areas. We have Golden Gate Park, we have Crissy Field, we have McLaren Park, and we have many parks, Buena Vista Park. I've been in all of them and have had undisturbed nature experiences in all of them. The idea that the Planning Department had the gall to say you cannot have a nature experience in San Francisco is insulting to many of us who work on nature issues in this city. It's simply not true, and therefore that whole argument is debunked. And that's the only argument they can make and the only argument they do make. Secondly, in terms of the road around the bridge: Arc Ecology submitted an alignment that showed how you could go around Yosemite Slough instead of going over the bridge, with a minimum increase in time of perhaps only a minute and a half. Therefore, you don't need to do the bridge, which has significant environmental impacts. The EIR really couldn't challenge this either, so they took two tacks to address this issue. One, they refused to analyze the Arc alternative and instead created their own route around Yosemite Slough that was a more difficult route. And, secondly -- and I'm a 12-year Muni bus driver. Way back when, when I was just a kid, I drove Muni for 12 years. I never drove at seven and a half miles an hour except maybe on the Stockton 31 line through Chinatown, where you really have no choice. But they say that the reason that this route around Yosemite Slough is not feasible is because it would take five minutes longer than going across the bridge. The distance is only basically half a mile. It's not credible. And buses can go faster than 7.5 miles an hour. I'd also like to talk about things they left out. One is in the public comments. I was at the Planning Commission hearing about transportation. I did not hear them say that there was going to be a three-minute increase of the T-line in traffic speed or that there was going to be a 17-minute increase on the Sunset line, the 29. These are huge transit impacts that you're being asked to approve which were not clearly elicited. And there's also a question whether there will be new peaker plants at this development which have not been analyzed at all. Thank you.

MEMBER OF THE PUBLIC: Commissioners, my name is Saul Bloom. I'm the executive director of Arc Ecology. I'm going to speak on two specific subjects today. One is on the transportation issue which Arthur just touched upon. This is the alignment that Arthur was speaking to with regard to (indicating). There you go. The question has been raised that the alignment is going to require takings and it is going to require a number of special switching for the Muni line, but as you can see from this alignment over here, that's not the case. This alignment was developed for us by LSA Associates, a firm that has regularly contracted with local governments across the state of California, and we've spent a substantial sum of money analyzing these routes. In fact, the actual route that would cause the takings in this area is the

change in the parking requirements and the length of the -- the width of the route along Ingalls over here, which would actually make it very, very difficult for the 40 loading docks that you have over there to actually get service. So it will have a substantial impact on the PDR that already exists over there. The second comment I wanted to make was on economic development, jobs, and specifically about green maritime technology. In the original 1997 plan for the shipyard there was a substantial amount of area designated, consistent with the Seaport Plan by BCDC, for maritime economic development. We have been looking at that at quite some length lately and have been very, very heavily involved in freeing up the vessels contained at the Suisun Bay mothball fleet for economic development and scrapping. As you can see here by this picture, this graph, shown by the Maritime Administration, you can see that maritime is a growth industry. It has enormous potential for job development, yet this is entirely absent from the plan that we are currently looking at today. In fact, when you look at the potential for jobs, you are looking at a wide variety of different job development, from institutional research to research and development to repair and recycling of vessels, and no one has to look further than the evening news to see how much the maritime industry can use some green technology. These are the vessels that will be recycled. We are now on the eight vessels leaving this fleet, except those jobs are going to Texas. We have some jobs over at Pier 70. In conclusion, what I wanted to say was: We have worked hard to provide this City with a series of alternatives to engage it positively. We have wanted to see this project succeed. More than any other activity for five years, we have been working with research, spending over a quarter of million dollars, to address this concern, yet the City has a project that is devoid of many of the opportunities that we've attempted to show it. You've seen a few here today. Thank you for your time.

PRESIDENT MIGUEL: Thank you. Kevin Epps, Espanola Jackson, Claudine Jay, Rodger Scott.

MEMBER OF THE PUBLIC: Good afternoon. My name is Espanola Jackson, Bayview-Hunters Point. You know, I've given you all information about my community. I believe I'm the oldest one in this room that have lived at Bayview-Hunters Point. I've been living in Bayview-Hunters Point since 1948, but I've been a citizen of San Francisco since 1943. I don't want to get it wrong here. We know that that area is toxic over there. The voters -- I called and said, Look, I've got more information about what happened at the state park in 1960 when the report was made. I came to the Commission meeting last Thursday and gave a packet for you to see where all -- no time have it ever been mentioned, but I have stated that the state park that was built, it was built on where the garbage company used to dump all the time here in San Francisco. Now, with all the toxins that's in that dirt, it states in there, a letter, an open letter that was written to then Art Agnos saying that no children should even be over there at that state park. When that pastor was talking, he almost brought tears to my eyes because of the fact of all of the toxins that we have had to live through in Bayview-Hunters Point, not just with PG&E, but we've got the sewage plant out there as well; the number of people who have died that have worked out there at that shipyard from the toxins that's there. They're bringing the stuff home and clothes being washed with the rest of the clothing, and children have died. And one young lady said she's the only one left alive because of what had happened with her father working out there at the shipyard. If you all don't do anything else in your lifetime, make sure that you vote your conscience, not the fact that money is riding on the line. Because money do

not mean the health of the people in Bayview-Hunters Point. We have requested that -- and even the voters, you voted in year 2000, that that shipyard should be cleaned to the standards where you could be able to say, Don't let that shipyard be another Love Canal. You all know what happened there. You know, we don't need to have things built on a toxic dump. I'm not opposed to Lennar. I'm opposed to how the action is being played here and played on the people. Talking about jobs. Yeah, people need jobs, but I want to make sure that the jobs are clean and that the young people have the proper gear to go out there in those toxins that I cannot even pronounce. Now, I gave even to the good president of the board of the Redevelopment Agency, I called him, I said I have more information. I don't know if you received it or not, but I wanted him to know what is going on out there at Bayview-Hunters Point. I invited him to my home so he could see from where I live where they have dredged and made a hill. He thought it was a hill. I said, No, baby, that's not a hill, that's man-made, because all of that area was bay. And don't forget, all of that area of that shipyard is landfill just like the state park. Thank you very much.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners, members of the public. My name is Rodger Scott. I'm a teacher at City College of San Francisco and I've completed five semesters at the Muhammad University of Islam at 195 Kiska Road, the building adjacent to the shipyard. And incidentally, I'm just sitting downstairs between my students at MUI and on my left was Tim Paulson, head of the Labor Council, so I have loyalties to both. There's no dispute that a multimillion-dollar development at any time can help, can benefit a large number of people. And certainly in our depressed economy the scope of benefits of this project offers great hope and numerous opportunities to many people. As someone with ties to the labor movement, I want to support projects that provide work for the building trades' brothers and sisters, for the broader labor community, and for the residents of Bayview-Hunters Point, who rarely, in my opinion, have received their fair share of job and educational opportunities in our great, yet certainly imperfect, country. I also have a deep sense of loyalty to my students at MUI, which is, as I said, near the shipyard. The school has toddlers who are not old enough to formulate a complete sentence but can still ask for apple juice, and the school has recent graduates who will be going on scholarship in the fall to Stillman College and to the University of Houston. Considering the vast amount of money involved in this project, the many groups and individuals advocating for and against the project, and the spectrum of views on what should and should not be accomplished, I have to say that these are issues that I don't have any depth of knowledge in. However, I have the right, as a teacher and as a citizen of this city and someone who has loyalties to both the labor movement and to that community that I work in, this EIR should not be accepted and the project should not continue until there is credible assurance by the relevant public- and private-sector parties and respected scientists, like Wilma Subra and others, that the health and safety of present and future workers and present and future residents of that community will be assured. You don't need someone like me to remind you that the primary responsibility of elected and appointed officials is to promote the well-being and health and safety of the people. I would ask you: Do you have any greater responsibility than to make sure that projects go forward only when you can assure that the health and safety of the present and future residents and present and future workers will be considered? Thank you.

PRESIDENT MIGUEL: Thank you. Celestine Howard, Michael Patton, Lavona Crosley, Jacqueline Goodman.

MEMBER OF THE PUBLIC: How are you doing? Good afternoon, Commissioners. My name is Michael Patton of Bayview-Hunters Point.

SECRETARY AVERY: Can you speak louder?

MEMBER OF THE PUBLIC: Yes. Can you hear me now?

SECRETARY AVERY: Yes.

MEMBER OF THE PUBLIC: Please certify this EIR, because with \$700 million granted for this cleanup, I'm quite sure this will be one of the cleanest sites there is. Besides that, it's going to help create a lot of jobs for the Bayview community. This is a community that's in much need of this remodeling. Outside of that said, I can't say no more. But with the people that came here today and spoke, in respect of them, you guys all know that it need to be cleaned up. They tell you it need to be cleaned up. So without cleaning it up, what do we have? It's still toxic. So I would say, you know, I'm trusting you guys that you all will do what's right and push forward and approve this here project because it need to be cleaned up. They say people was being sick, you know, the toxic waste and so forth with this here, with this here project, it need to be cleaned up. Please clean it up. Thank you.

PRESIDENT MIGUEL: Thank you. If I've called your name, please come up. Perry Thomas, Matt Regan, Carmen Policy, Rev. Walker, Anthony Brewster.

MEMBER OF THE PUBLIC: Mr. Chairman, Honorable Commissioners, I am Aurelius Walker, pastor of True Hope Church. Today I'm representing the African-American Revitalization Consortium, also representing the Tabernacle Community Development Corporation and San Francisco Organizing Project. I've lived in San Francisco approximately 53 years. I've lived in Bayview-Hunters Point around 41 years. And since this process -- project began, I kind of looked at the amount of meetings that we've had. And I don't know if I'm off or close. I think I'm pretty close. Over 200 different meetings that we've had around this project and this process and discussions over about 20 years. Now, in Bayview-Hunters Point, as we know, the federal government or the Navy, whoever, is the one that planted that toxins in that shipyard in 1974, then the shipyard builders came in and continued that process. But one of the things that I'm so grateful for, in this process this shipyard is being cleaned up. And as I remember, that at one time with the Superfund's looking to clean the whole thing up before starting the process of development, that that would not work, that would take too long, so we looked at, as I understand it, parcels being cleaned up. Parcels like Parcel A have been cleaned up, and so in turn it's ready now when the time comes for the building. Let me also say that I have a personal interest in the shipyard being cleaned because I've live in that community, like I said, about some 47 years, and I live about a block and a half from where the bridge is going to be built, Yosemite Slough. I live about four blocks, period, from where the bridge is going to be built. And one of the things that's going to connect both of these projects together, the bridge is going to connect both of these projects together. Not only that, but as we know,

the light rail is going to connect Bayview-Hunters Point with the other parts of the city. So I urge you to do the right thing. And I believe you will do that. I believe you're honorable men and women. The right thing is to approve this project. Because I'm sick and tired of hearing news people in many instances and articles talk about that poor, economical deprived neighborhood. This project will be the economical engine that will drive that particular community. So I urge you, Honorable Commissioners, to approve this project. Thank you very much.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Messrs. President and respected members of both commissions and staff, my name is Carmen Policy, and I'm a resident of San Francisco and a farmer. The discussion so far today has been rather broad. I'm here to talk about one single piece of the project. And that single piece deals with the option, the alternative, perhaps the last alternative, that the City of San Francisco has in terms of keeping the 49ers. This site will not only provide the 49ers with an opportunity to build a world-class stadium with world-class views in a world-class city, but it will also give an opportunity to this project in the city to have an iconic situation similar to what happened at AT&T Park, where the Giants play and where we all enjoy those Giants games and where the community has enjoyed a rebirth and a growth unparalleled certainly in this area and perhaps even in the nation. I suggest to you that we not become distracted by anything that might appear to be happening in Santa Clara. We are moving forward in San Francisco with the idea that the project at Hunters Point will produce the best option for the 49ers, the best option, very importantly, for the NFL. And when the day is done, when the dust has settled, no matter what happens on June 8th in Santa Clara, we feel that the best possible deal will be on the table here in San Francisco. All of the smart people, all of the people who are the pros in the field, feel that there are so many obstacles to financing and building the stadium in Santa Clara that the likelihood of that occurring could be considered to be less than 50 percent. San Francisco will be ready to move forward with the best deal for the league when that happens. I might also address something else that does not amount to opinion but, I'd like to submit to you, is a fact. And that fact is this. Without the causeway, the bridge, connecting Candlestick Point and Hunters Point, there will be no stadium. The league has made it patently clear that that connecting facility must be there for this to work. The 49ers also made that clear. But every consultant that was brought into the project on both sides said that this was a necessary ingredient, and I would ask you to consider that as you're considering the 49ers portion or the stadium portion, if you will, the NFL stadium portion, of this project. Thank you very much. Thanks for not falling asleep. Thank you for not yawning.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Mr. Presidents, Commissioners, my name is Matt Regan. I'm here from the Bay Area Council. We are a business-sponsored public policy and advocacy organization. We represent some of the largest employers in the Bay Area. One in five private-sector employees in the region works for one of our member companies. We work in areas of public policy, water, healthcare, climate change, responsible and appropriate land use. I'm here to speak in the favor of the EIR and the project. You've heard a lot of comments today about

the potential risks of the site. And about eight months ago we took a delegation to Washington, D.C., of our infill developer members and the project sponsors were a part of that trip. And we met with some very senior people with President Obama's Environmental Protection Agency, and the staff there have jokingly dubbed it the Environmental Justice Agency because that's their core focus. And as the Planning Commission knows, when we last met to discuss this project, President Obama's Environmental Protection Agency declared the site safe for development. The project sponsor has already spent \$700 million on cleanup, with several hundred million more in the pipeline to finish the job. We are a regional organization. We don't normally get involved in single-project advocacy, but this is a regionally significant project. It will provide tens of thousands of homes for workers for this region. It will help improve our housing jobs in balance and reduce vehicle miles traveled and the resulting greenhouse gas pollution that our horizontal development of the region is producing. It will help us meet our AB 32 and SB 375 requirements as a city. And we would urge you for those reasons to adopt and approve the EIR. Thank you very much.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Hello. My name is Javier Ramirez, and I'm a leader of the San Francisco Organizing Project, also known as SFOP. SFOP is a faith-based community organization working with congregations and schools representing over 40,000 San Franciscans. San Francisco SFOP is part of an alliance for District 10 made up of SFOP, San Francisco Labor Council, and Ace, which is formerly known as ACORN. We were able -- According to a report that was written by UC-Berkeley economist Ken Jacobs, we were able to negotiate the best community benefits agreement in the nation, securing 17 million in workforce development, 33 percent affordable housing, and over \$40 million in Community First housing funds. So there are three important remarks that we would like to make about the EIR. Number one, what many do not realize is that the EIR for this project was already passed in 2003 by the Board of Supervisors, and since then the Navy has spent \$400 million, if not more, in continued effort to clean the shipyard. Number two, the process of cleanup, as has been mentioned over and over again, is under several levels of oversight at the federal, state, and local level to ensure that the cleanup is up to standard. Number three, we met with Mike Montgomery from EPA, who informed us that the level of asbestos did not present a significant short-term nor long-term health risk, and that the EPA is providing oversight of the Navy's cleanup with a critical eye. We've had many conversations about toxins, and for far too long we have had to deal with social toxins in our community: violence and crime, unequal access to resources, lack of job opportunities, and isolation from the rest of the city. This project represents an incredible opportunity to begin to restore and clean up those social toxins that exist, and make our community what we envision it to be. Please act in accordance with the best interests in the community and all of San Francisco. Let this project move forward. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Hello. My name is Eileen Hines. I'm with SFOP and I've lived in the Bayview-Hunters Point neighborhood for five years. The environmental ills that plague our community can be greatly improved by the adoption of this project. For over ten years we

have been working with the City and the developer to guarantee improvement for the residents of Bayview. Now our neighborhood suffers from high asthma rates, hyperglycemia, malnutrition, exposure to heavy metals, and all will be cleaned up with this project. The EIR points out the project will have no hazardous-materials impact either through construction or the completion of the project and the particulate matter is well below mandated and acceptable levels. If you read the document, you'll learn that the latest green building methods, solar, recycled water and storm water, special landscaping and systems will be good, not just for the surrounding residents but our system as a whole. There are positive environmental impacts that are never acknowledged in the public and should be. Please, no further delays. Let's clean up the shipyard. The EIR adequately addresses all environmental impacts for the proposed project. Vote yes to certify it and the project's approval so we can begin a new chapter in our neighborhood. And on Saturday I took a tour of the shipyard and I got to see what is there now, and I got to hear the plans -- I've read the plan, but this is the first time I got to see what the plans are, and I am looking forward to watching this development happen so our neighborhood will be clean and be a part of this city for all. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Hi, I'm Celestine Howard from Washington, D.C., representing the CDC. And I just have to say that I trust our United States Navy, I trust our federal government, our local, our state government that they would not turn over land to us that's toxic. So I would like to tell you, to ask you, please move forward with this process. We need it desperately. Thank you.

PRESIDENT MIGUEL: Thank you. Ebony Manning, Reginald Rainer, Ciree Smith, Roange Kent, Howard McCray, Lloyd Dillworth, if you're in the overflow room, please come upstairs. Tia Gray, Olea Walker, Marisa Cobb, Alvin Thorne, Terry Anders, Jill Fox, Conny Ford, Renee Davis, Lavelle Shaw, Javier Marquez.

MEMBER OF THE PUBLIC: Excuse me, sir. Did you say "Howard McRee"?

PRESIDENT MIGUEL: I believe, yes.

MEMBER OF THE PUBLIC: Or Richard McRee? My name is Richard McRee.

PRESIDENT MIGUEL: There's so many here.

MEMBER OF THE PUBLIC: I've had my name misread before.

PRESIDENT MIGUEL: That's all right. It's Howard.

UNIDENTIFIED SPEAKER: He's in the overflow room.

MEMBER OF THE PUBLIC: Okay. Shall I wait?

PRESIDENT MIGUEL: Yes.

MEMBER OF THE PUBLIC: Good afternoon. My name is Jill Fox. I've live two blocks from the shipyard gate for 17 years and have attended countless meetings on this. I'm asking that you not approve this EIR. Or if you feel that you must -- Because there are many, many good things about this project, so if you feel that you must approve this EIR, then I'm asking that you put into the overriding consideration something about comprehensive planning for the India Basis side of the shipyard. We are the north side along Innes Avenue, Hunters Point Boulevard, and Evans. We are the sandwich between the Hunters View Project and the Shipyard Project, and we are Area C, going under our own planning process right now. We feel that it's really important that we see the cumulative effects of all of these years of construction, especially on Innes Avenue. The lack of comprehensive planning will result in thousands of new homes past our neighborhood, but Innes Avenue is the only direct route between the shipyard and the rest of the city. I'm personally not opposed to the 49ers at the shipyard. I even have a poster in my front window to keep the Niners in town. But what I am opposed to is that the brunt of all of both the day-to-day traffic at the shipyard and the game-day traffic is going to be on my residential street. Whether there's a bridge over Yosemite Slough or not, the majority of traffic just logically is going to come down Innes Avenue to Third Street to get out. Its how people have been going there for 40 years. We need comprehensive planning for that area before we can say its okay. They are removing, according to this EIR, 51 parking places on a residential street that has no alternative streets. Innes Avenue is against the Bay and against the cliff. And it's not just homeowners like myself, but it's also a lot of people who live in the Westbrook Public Housing that have to park on Innes Avenue. The EIR is flawed to say that we don't need residential parking, and I would like to know another residential street in San Francisco whose parking is all being taken away for the benefit of new unknown residents. My community, the India Basin Neighborhood Association, has come up with some alternatives that will help the shipyard traffic flow and also the social flow between our existing community and the Hunters Point Shipyard. I urge you to come on a walking tour on June 19. I have invitations for everyone. It's free, open to the public, June 19, 10 a.m., Candlestick Park. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Hello. My name is Roange Kent and I want to voice my support for this project because it will create approximately 10,000 new jobs for the community. The project has the potential to create 5,000 construction jobs. The indirect impact of services will create jobs for delivery drivers, lumber yards, cabinetmakers, flooring, and all things that will help put back to work in our community. When you approve this plan, we are not asking you to do the unthinkable, because you know, like we know, this is a very good project for all who are investing. Please vote Yes to certify the EIR.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon. My name is Tera Gray and I'm an Alice Griffith resident. I just wanted to say that I am all for this project. I'm basically tired of hearing about -- The people that are against this project -- wait, I take that back -- some do live in our community, some don't. But I think this is a good project overall because it gives job

opportunities, but it also gives people an opportunity to build a foundation for our children and our families. I've lived here all my life. My family has moved away waiting for this project. But I'm here to stand my ground and say that I'm not going anywhere until this project gets approved. And everyone is again Lennar. I don't see why. Because as soon as you all get Lennar out of here and put somebody else in here, you all are going to find something else to say to stop the project. So I'm just tired of hearing about it and I'm all for the project. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. My name is Conny Ford. I am the vice president of the San Francisco Labor Council and part of the coalition of folks who two years ago looked at this up-and-coming project and sat down with the developer and said, We want more for the community. We bargained this CCBA, as we call it, and were able to achieve historic rates, which you've been told over and over again. We are very proud of that community benefit and excited about the implementation of 35 percent affordable housing, \$17 million in workforce money, as well as \$27 million to help folks in the community move into this neighborhood should they need extra support and means. In terms of the environmental cleanup in the EIR, you all know and I know that it's not the developer who is cleaning this up. It is not his responsibility. It is the Navy's responsibility. They have decided that this place is one of the dirtiest Superfund sites in America. That's why they're spending \$700 million to clean it up. That's why they intend to spend at least \$300 million more. And we will hold their feet to the fire. We have meetings at the Labor Council with the Navy, with the regional EPA, with the national EPA to make sure that they know that they have to be accountable to all of us in the community, outside the community, as members of San Francisco. This project must go forward. Too many people in that area have been neglected for way too long. I come from the Fillmore. The Fillmore is another area that was neglected for many years. The Bayview has been neglected for 60 years. It is time to move forward to make sure the Navy and the EPA are accountable and continue to clean up that mess. And when they clean it, then we want to build it, and we want to build it with this development that will provide the opportunity and the growth for that neighborhood. All of our CBA has language that guarantees that the benefits of that neighborhood community benefits agreement will go to the neighborhood. Too many of us have had friends and loved ones and brothers and sisters who have been killed, who have been shot out there. We are impatient. We do not want to wait any more. We do not want to have another generation lost because this is not the perfect deal. It's not the perfect deal, but it's a darned good one, and I urge you to pass the EIR. Thanks.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. My name is Stormy Henry. I am here to support the EIR report. I'm a resident of Alice Griffith, like I've said, and I've been to countless meetings with you commissioners. I love to see your face, I really do, with the hopes that when you're listening to me that my words are not falling upon deaf ears. I'm here to say that we voted, and my community has voted years ago for Proposition G. We have all these Prop F people, the first people who were up here, talking bull to you guys, lying. POWER

never knocked on the door at Alice Griffith asking me for no help. And I'm putting them on blast. They never asked me for any help. They have not talked to me or educated me. If that land out there is as dirty as they say it is, they never came down to Alice Griffith, where we have our own community center, and tried to set up meetings to tell us how damned dirty it is. Okay. So that's with that. They lying. They lying. I just want to put that out to there to my commissioners who I vote in this city, they lying. Jobs, 5,000 jobs, will be available; 10,000 homes under the current 32 percent affordability, that I'm already paying living in uninhabitable conditions, so why not. You've already got me living there in uninhabitable conditions. Fix it up and let me get my stuff and get going. Housing is a much needed thing in Alice Griffith, and it makes it more important that now that I have a job I won't even qualify for project living or 32. I'll become a home owner. If this report goes through and this project goes through, it makes me to be able to be a home owner. That generates money in my city. Will you take money away from the City if you keep me living in the projects only paying 32 percent of my income? It's just not fair. You talk about greenhouse gases and pollutions. We have two power sites that we shut down in Hunters Point within the past five to ten years. Nobody wants to talk about that, though. They want to talk about how much pollution is there. What about what we have cut back on? We have people in our community -- this young man right here wants to start MacGone Green. That's a cutback on greenhouse emissions. But guess what? This CBA that they have for this project, all this only becomes possible if you let this happen. You want to talk against Lennar, do it on your own time. Don't do it on me and my family's time. Please do not do it on my time, my time and my family time. I'm taking off of work right now to be here losing money hoping that same CBA is not just up in the air and just an empty benefit. I'm from the Fillmore, which is a very beautiful part of San Francisco. Make us be the bell of San Francisco too, not the ugly duckling. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Commissioners, my name is Thomas Tang, San Francisco Economic Development Group. They talking about economic. The economic today like in San Francisco, the budget very tight, so the more housing built, the more tax collect. So this way also many people waiting for the job. So like downstairs, I would say about half the people waiting downstairs, they are waiting for the job. So this project for me is very interesting and also very for the people who are waiting for a job have something. Lots of people talking about testing. So many years spend a lot of money for testing everything already. So from my opinion, I strongly support this project. Please, Commissioners, say aye to it. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Commissioners, my name is Richard Lau. I'm a member of the American Legion Cathay Post. We are having lots of returning veterans from Iraq and Afghanistan. They get used to clean up toxic sites and emissions. And our returning soldiers from Iraq needs the jobs and jobs and jobs. And they probably will move in and settle down in our city and raise their families. So your first job as commissioners: Okay the CEQA so that our returning veterans can clean up -- these soldiers can clean up the Navy mess left behind, and then they can move in. And we are losing our teachers, firemen, policemen to the other

area for the residents. When you build these tens of thousands of housing, they will move back in. And be sure that the new area have a good school. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: My name is Terry Anders of Anders & Anders Foundation, Commissioners. I'm speaking in favor of this particular project. I live in the Bayview. I am also speaking in favor of labor, the opportunities that will be afforded to people to be able to get jobs, the opportunities for people to be able to get into unions they've been denied access to, the opportunity for people to have home ownership that has been denied. I am in agreement that naturally we cannot move forward unless this site is actually clean and it was habitable for people to actually build as well as live. So we couldn't actually be building unless we were in agreement that it is clean. I am certain that those of you that are in charge of certain agencies, those of you that are in charge of certain districts are in with information that is necessary for us to be able to move forward as a community, for us to move forward as a city. The jobs that will be created also with the ships being able to come here where we could actually have some economic commercial revitalization in that area, that is something that could be and would be a benefit to that particular area. There's a lot of benefits for this to move forward. In relationship to those who have spoken saying that it is too dangerous, we can't do this, we can't do that, I am in agreement that there is a lot there that probably needs to be done, but I'm also in agreement that a lot has been done, so I am definitely in agreement to move this forward.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. My name is Javier Marquez. I am here representing the fast-growing Latino population in District 10, and I'm supporting the approval of the Naval Housing Project, and I ask to please certify the EIR and focus on one area I feel that is most important to me, which is jobs. This project will create 5,000 jobs. I know several people in the construction trade that are more than ready to go to work. Carpenters, plumbers, painters, electricians, you name it, they're ready. This project will guarantee at least 15 to 20 years of job security, and that is a good thing. It is time to give District 10 what is long overdue, Ladies and Gentlemen, and that's economic justice. Speaking to those people who are trying to obstruct this project and that don't even live in District 10, they live somewhere in the Mission, they don't know what they're talking about. I work in District 10. I'm there 12, 14 hours a day. I know what the residents there are going through and what they need and what is it that they want, and that's economic, social justice. Please, support the EIR. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. My name is Gary Banks. I'm the pastor of Marketplace Fellowship Church. I'm also a member of the Project Area Committee. And I'm standing here to ask you to move the project forward. I believe we've -- it's been a long and tedious process. Can you hear me?

COMMISSIONER COVINGTON: No.

MEMBER OF THE PUBLIC: Okay. It's been a long tedious process. This just didn't happen overnight. It's been years and years of work and research. I was a part of the outreach project almost ten years ago delivering the conceptual plan, going door to door as we began to roll this project out. We have had plenty of meetings, we've discussed the DDA, we've talked about the EIR and the benefits package, and I think we really need to move forward. We're talking jobs, we're talking houses, and we're talking businesses for residents. And the flight of African-Americans, I don't think we can afford a further delay. Let the developers do their job and let the Navy do its job. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. My name is Anthony Russo and I'm here to support the project on the strength that my kids and my grandchildren will be in a better school and a cleaner school when they're on their way to school in a couple of years. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Hi. My name is Claire Bishop, and I'm a residence of Alice Griffith. I have patiently waited for this beautiful project to unfold, and I'm most excited about the 300 acres of park. As a single mother, this will offer me and my son opportunity to experience what the other San Franciscans take for granted, an equal park to Golden Gate or Crissy Field. This is what every child dreams of: a safe place to play and throw rocks in the water, the simple things in life that are deprived from our community. We can change that. We can say yes to the kids in our neighborhoods who want legacy basketball and play Warner football in their backyards. This is the only project that consider for children in the process versus after the process. Please vote yes for it to certify the EIR.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Hi. My name is Tiffany Carpenter and I'm just here to speak for the yes on the EIR. And actually I'm a resident of Bayview-Hunters Point since 1985 and I also live on Espanola Street. And I have no cancer. I just had a son two years ago. He has no birth defects. And all I have to say is: All this stuff that people are talking about, we have read on all of this and we do understand that there have been cleanup at the shipyard. We have family members that's out there cleaning up at the shipyard right now. So it might not be all the way clean, but it's somewhat clean, and it will get all the way clean. So could we just do this so we can change this community and have better lives for us and our children please?

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon. Thank you for the privilege of the podium. My name is Dr. Ahimsa Porter Sumchai. I'm the health and environmental science editor at the SF Bayview Newspaper and the founding chair of the Radiological Subcommittee of the Hunters Point Shipyard Restoration Advisory Board. Let me begin by saying that as one of the few licensed physicians who has testified before you consistently since the start of the EIR review

process, I did take some offense at being excluded from the comments section of the health of Bayview-Hunters Point residents. Consistently I raised issues with regard to health, the risks of cardiopulmonary disease from toxic air contaminants. I believe that I am the only commenter who pointed out the lack of a succinct designated fire station within the project area and the high incidence of accidental and intentional injury in the district that should drive us to make sure that we site one. Succinctly, my concerns about the EIR are very well condensed in the comments of the Law Offices of James Birkelund from the California State Parks Foundation. He identifies that the Draft EIR is inadequate and fails to comply with CEQA. The EIR must designate one lead agency. It is illegal for you to have both Planning and Redevelopment as lead agencies. The EIR is a project-level EIR not a project -- Excuse me. It is a program-level EIR not a project-level EIR. It fails to adequately describe the proposed project. The specific concerns that I have raised to you have also been delineated by this law office. The issues with regard to toxic air contaminants and air quality, the DEIR fails to quantify and properly mitigate significant fugitive dust emissions due to construction. The DEIR illegally avoids any quantification of toxic air contaminant impacts from construction. Again, I want to state my principal objection being Lennar's proposal to site 4,000 residential units on radiation-impacted, stadium-designated property immediately adjacent to radiation-contaminated property. This is outside of legal, ethical, moral, and regulatory standards and it will be legally challenged. Thank you very much.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon. My name is Bradley, B-r-a-d-l-e-y. I'm in favor of the EIR. I've been listening to everyone who has been in front of me. You know, I must say, you know, as listening, let's talk about POWER. Who are they? It was said once before in front of me. These are different organizations that come to our community talking about what they have done. I coached Little League football for over seven years. I have never seen this organization. So let's stop that with all these scripts and everything. Let's speak from the heart. What is it that we want? Let's talk about transportation. Let's talk about toxins. We had the 15 Line come down Third Street, polluting in the air from the diesel and motorized coaches. We get the T Line, something that's going to benefit us, our kids, and our elderly, with no smoke in the air. We benefit from that, so why must we keep crying. We talk about one thing. We talk about money, we talk about health. In that situation you weigh out which is it that you want, clean air or jobs? Let's talk about this project. This project here, going forth with this would help our community, would help our transportation. I would love to get downtown in an hour to go watch a movie, take my child. I would love for a train to come through my neighborhood every 20 minutes. We know we need this in our community. I'm from Bayview-Hunters Point. I worked at the shipyard for years. All these bloody noses that these people are saying that they have or being spoke for, why haven't anybody did anything about this? We have kids that play, we've have elderly, elderly that have got up and spoke. I don't see any tubes, I don't see any tanks, I don't see anybody huffing and puffing for oxygen. So what is it that we want? It's prime time right now. It's time for the city of San Francisco in the Bayview-Hunters Point to shine. Don't hold this down. Let's just get back to standards where we should be. We all benefit from this. Different communities coming together, different organizations, people of color, different color, let's unite like we should be and let's

move forward with this project. The EIR, let's certify it and let's continue to beautify our community and let's be back on prime time San Francisco. Thank you very much.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: I respectfully ask that if you're going to have speaker cards and you're going to be calling people, that you maintain some kind of order with the line.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Some of us are trying to abide by it.

PRESIDENT MIGUEL: I have asked people to come up in the order in which I call them. I don't know the people's names when they come up. I'm not turning people away. So thank you very much for your input. If you want to speak now, speak now.

MEMBER OF THE PUBLIC (Richard McRee): Okay. I will do that. This EIR is a very interesting situation, because this city, I've lived here for four decades and I've been very proud to be part of like planning for places like Levi's Plaza. And I'm really amazed that there's no discussion here that this EIR, the way it's set up, it's incredibly complete in many ways, but there's a glaring error where you're not considering an alternative of really keeping Candlestick. Nobody voted to get rid of Candlestick, and yet the only alternative, No. 3 -- and I mentioned this in my comments and I'm very dissatisfied with the reply that I got in the EIR. But the existing Candlestick represents a resource. And we're going to have -- The oil spill in the Gulf is a result of decisions of people like we all make day by day. And by trashing a good stadium for the sake of having a new stadium -- pardon me, Carmen. I know that you want a new stadium, but I think it's time for the NFL to get along with the rest of us and say maybe we can conserve a lot of energy if we don't destroy the buildings we already have just to have something new. I know from my experience in Levi's Plaza that once the commission like this turned the project back and go said study it some more, it was a tremendous thing. They told us to save the Italian Swiss Colony building and Cargo West, and that kicked the whole project up to a much higher level. And I believe the same thing can happen here. There's nothing wrong with Candlestick. It is historic. The EIR, I say turn it back. Get a group like HOK. Bill Valentine at HOK is a wonderful designer. He could take Candlestick as it is and integrate it with the new plan. It would be terrific, and we would save, we would conserve enough energy -- and this is based on the EIR information, like I wrote to this board -- enough energy to run the Neiman Marcus store for 2,000 years. Because a stadium of that size -- And there are a lot of excuses given in the EIR for why this should not be considered, and given the political realities of this town, it's no wonder I'm the only architect and planner up here talking to you about this, but I've got to tell you, this is an opportunity for us to really address the oil waste in our country. We've got to stand up to AB 42, 32, which this EIR is supposed to address that. Well, it sidesteps it. Every comment that I made about conserving energy was blown off by a technicality that actually is really bizarre. I think that this group should turn it back and say, Look, let's take a good look at a fair alternative that keeps Candlestick. It's right next to the freeway, there's less transportation. Build a good fly over there and fix that community. There's no reason why there can't be a lot of good jobs in doing other things than requiring

another two miles of tremendous pollution. I'd love to see the City and I'd love to see the NFL say it made a mistake. Let's save Candlestick.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Hello. I'm James Mabrey, Your All Day Every Day Janitorial Service. I'm a local tradesman of your Local 22. I have been for ten years. I grew up in the Bayview-Hunters Point all my life. I am a product of the entire environment and I am an example of change. I've been working in the construction trade for the last ten years, and I would say by repetition I created good habits, by getting up and going to work and, you know, becoming a citizen. And I vote in favor of this project, because if you want to change the environment, you have to give young men and women something positive to do with their time. And I would say if you were at work for eight hours a day, as an 18-year-old young man or woman, and after work you get up -- after work, you go to school after that. Not everyone is going to want to be tradesman or woman, but it's stepping stone. And I vote in favor of this project because it will give young adults a stepping stone until they find out what they want to do in life. Right now everyone is just sitting in limbo waiting on this project to start. This is a 20-year project. Who knows, we can have future businessmen, businesswomen come from this project. But we need change like now. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. Before I begin I want to say thank you very much, because it's been a long journey and you've been with us all through the journey, and it's been because you have voted to continue and to keep this project moving that we're even standing here this afternoon talking about this project all over again. I want to say that I'm here to say let's move this project on. We have had too much debate, too much discussion. Is it perfect? No, it's not perfect. I don't think we're going to get anything perfect until we get to heaven. We're not going to have it down here. So let's move this project forward. There are jobs, jobs, jobs. All the other rhetoric I've heard -- I've lived in Bayview-Hunters Point my whole life. I was there when the old slaughterhouse was there, and thank God it's gone. I was there when the PG&E plant was going. Look at me. I don't have a respirator. My brothers and sisters don't have any respirators. We're not sick. I'm very healthy. I had a chance to play in the NFL, played college football. So if there's some asbestos or something in the air, I should be the one affected from it. I want to say this one last thing. If the people who are against this, we're talking about all these health issues, I've said down through the years let's get together and let's get that sewage-treatment plant. If we want to fight about something, that's the thing to fight about. But thank you, and I look forward to this project going forward, and I look forward to all these young men and women starting to work. I look forward to the QPE where we have finally got an opportunity to empower ourselves and help our community. And I'm just praying that God will continue to keep you behind us, and let's move this project forward. Thank you very much.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: To the co-chairpersons of this joint committee, I'm Amos Brown. I'm here today first as pastor of the Third Baptist Church, the oldest institution of African-Americans in the Western United States, 158 years old. I've served as pastor of that fine church for 34 years. And I want to hasten to say I appeal to you, I beg you; do not be intimidated by simplistic, reductionistic thinking that would suggest that everyone in Bayview-Hunters Point is sick because of the shipyard. This weekend one of my revered members, a couple, Edith and Garnet Smith, will be celebrating 60 years of marriage. They live within spitting distance of this shipyard. I live at 111 Luna Ala Way, later 434 Bright Street, but in 2000 I came down with prostate cancer. Thanks to medical science, the power of God, I'm free. My wife in 1989 had breast cancer. We never lived in Bayview-Hunters Point. And I think that we must not be swayed, deterred, or intimidated by people who come forth with that fallacious argument. Who said anything about all of that pollution that comes from those jet streams? It's going somewhere. It doesn't stay up in the air. And, God knows, this community needs progress. I was on this Board of Supervisors in 1998 when Mayor Willie Brown and those of us who were trying to do something for that community again were told, Get back, it's not your time to do anything of advancement. This issue has been vetted hour after hour after hour, and we are about to make it a paralysis of analysis. It's time that we get with it, do the right thing. The community has spoken, the majority has spoken. And this is a development that I beg you to not say no to, but in the interests of civility, sense, sanity, and progress say yes, for nothing is more powerful than an idea whose time has come. And the time is right now for us to move forward with this development.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon. My name is Kristine Enea. I'm a resident of Hunters Point. I am an officer of the Bayview Project Area Committee. I was the technical chair of the Restoration Advisory Board for the shipyard, and I chair the neighborhood association in the neighborhood closest to the shipyard, including the current development. There are many of us who have been very involved in this process. We have negotiated many changes. There are many of us who are very informed. In any negotiation you come to a point where you have to decide whether to move forward or walk away. I do believe that overall the community is better with this plan than without it, so I think we do need to move forward. However, as a career-long negotiator, I will negotiate until the end, and I would like to ask your help today in correcting one of what I think is one of the major oversights in the EIR, and that is the failure to analyze the build-out of Hudson Avenue. If we hold out any hope of keeping the 49ers in this city, we need to solve the very challenging transportation problems along Innes Avenue. It's the only way out of the shipyard from the north. So I would defer to your expertise to see if there's some way to condition your approval on a supplemental EIR or anything we can get on the written record to require an analysis of the build-out of Hudson. I believe it's the right thing to do for the city, I believe it's the right thing to do for the neighborhood that's most affected. Thank you very much.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon Commissioners. My name is Linda Richardson, a former Planning Commissioner and co-founder of the Southeast Alliance for Environmental

Justice. I have spent about 25 years of my time living in the Bayview addressing environmental issues. I need to bring to your attention that about a decade ago, in 1998, the Planning Commission went through the same process that all of you are going through today with the San Francisco Redevelopment Agency, the same shipyard development. We can talk about transportation. We address all the issues that have been made available to you in the EIR. At the end of the process, a exhaustive process, you approved the EIR. That approval led to the implementation of the Phase I. Here we are, thousands and thousands and thousands of hours of community meetings. You need to know that the Citizen Advisory Board, the Project Area Committee, two organizations that you have entrusted, two organizations that have been entrusted legally, have approved the EIR coming to you today. What do we need to do? The shipyard was closed in 1974. The people of Bayview-Hunters Point are begging and rely on you to help us to move this project forward. No more diversionary tactics. No more diversionary tactics. There are so much politics involved in the process in Bayview that you know that the majority of people in Bayview-Hunters Point support this project. I have with me a draft of a solution that was prepared by the former Planning Commission, and believe me, it is stunning. It is the same resolution before you today. So the shipyard is still there. We have to move forward. We have to start. Remember that the people in Bayview-Hunters Point have waited long enough. Any further delay is a sentence, and that is wrong. The people in Alice Griffith deserve justice. The best way that you can help the Bayview-Hunters Point is have the Navy clean up the shipyard as currently done, and we are now at Phase II. And I think also there was a correction earlier. Area C is also under the Bayview-Hunters Point Project Area Committee, and it is another project and we are going to be addressing all the issues that some of this committee have talked about today, like how to save Innes Avenue. I live about a block from the shipyard. So, please no more further delay. We are counting on every one of you commissioners, because you have seen us here several times. No more. We are tired of that. Please, move this project forward. Thank you for your time.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: My name is Ann Huey. I'm supporting this project, because this project have been so many, many, many years going on just talk, talk, talk. Now is the time to approve it. Because, you know, San Francisco, the economical is very bad situation right now. And so many citizens is coming in to San Francisco. It's beautiful and great city, but no more place to develop housing in San Francisco. This is good to develop in the Bayview-Hunters Point Shipyard development. And that would make up a lot of housing and work and school, and like the Walgreen or the other company, the big company, the work there would bring a lot of jobs for the people. And then there will be come up a lot of tax revenue to the City, so the situation won't be too bad. We need this. Please approve this project. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Hello. Hi. My name is Ebony, and I want to voice my support for this project because it will create approximately –

SECRETARY AVERY: We can't hear you, ma'am. Can you speak up just a little bit? Thank you.

MEMBER OF THE PUBLIC: Okay. Sorry. I support this project because it will create approximately more than 10,000 new jobs for the community. It will also help with jobs -- It will help with jobs, better housing, education for our community and our kids. And hopefully you guys support it, because I support it.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Hi. My name is Janita Towns. I approve of the project. The project will help me in many ways. I am a young mother of a two-year-old son. Me and my son is currently homeless, and if people that are against this project, they have somewhere to go. I don't. Are they going to help me find somewhere to go? No. So approval of this project will give me the place to say -- will give me a chance to say, I am Janita Towns, I have a house. I have a job, I have better health and education. It's time for a change, so let's make that change. And I support the EIR.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Commissioner, my name is Fred Noronho, and I'm really pleased to see the diversity of the commissioners. A lot of you will understand this. If you could just think, a lot of you are immigrants, people of color, and a lot of you I know come from very humble beginnings, where your families didn't have anything. It only had hope. Hope like: Is dad going to get a job, is mom going to get a job? And we sat there and we did what we had to do to survive. I was one of those immigrants that did that. Some of you African-Americans that are on this board did that as well. So don't take our hope, don't take our dream. We want the same things that the people on other sides of this city have. I worked out of Allamand Brothers in the shipyard for many years working on boats over there, and I know what it's like to take -- not to have hope. And, thank God, there's people that mentored me. But, more importantly, I think we need to come up to the plate. You know, remember, Treasure Island has some of the same issues, and we don't hear anyone complaining about that. Why the Bayview? The Bayview deserves to have an urban development that we can be proud, safe. Lennar is committed to providing job for those people within community, providing retail stores there; make it vibrant, something that we can be proud of. The Bayview has been neglected for 70 years, and it has to stop. And I believe the federal agency, the state agency, and San Francisco is going to do the due diligence on the environmental report to make sure that it's safe. Lennar does not want a project that is going to cost them lawsuits. They are in business to make money. But if that train leaves -- if that train leaves, our community, the Bayview, will suffer for another 30 years. And I beg of you to please approve this project. Don't make this a political issue. We, the people, deserve better in this community, in the Bayview. We deserve hope, we deserve to have jobs for our families, and we deserve to have places for our children to play. So I beg of you, don't let the train leave, because this, our community, will not change. And this is an opportunity for you people of color that are on this Planning Commission, that understand what it means to have jobs and hope and all of that, because we've been through it. We've been through it because we come from humble beginnings. A lot of you guys come from humble beginnings, so you understand. So please do not let this be a political issue. I know that you're going to do everything to make it safe for

that environment over there for the Bayview. And, remember, there's no difference between San Francisco Bayview and the Treasure Island with all the toxins, and that has been approved ready to go. So please, I beg of you for your approval on this project. Don't let the train leave.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Buenos tardes. Mi nombre es Karina Bas. Good afternoon. My name is Karina Bas. I was born and raised in the Mission District. In my high school years I lived in the Bayview. I want to know if we are moving forward or if we're going to stay stagnant. Are we going to become a monotonous touristy place that only gentrals can come in and hipsters can come in to certain parts of our areas, like the Fillmore, Mission District? I hope not. I hope that the Bayview remains as culturally diverse as it is. I hope it becomes more enriched with education and proper employment. I would like for the local unions to be part of the development, not to outsource and to give our business to other parts of the country or other parts of the world. We, as a community in San Francisco, do care about each other, but we don't show it as we do. I say hello to people that I know, but I don't say hello to people that I don't know, because I'm afraid that they came from elsewhere, because I don't want them to think they should feel comfortable in my city. I want people to be employed who live in San Francisco. I want people that are disenfranchised to no longer have that title over their head. I want people to feel comfortable to go and apply as a manager at any location. Right now people in the Bayview and other locations in San Francisco that live in low-income housing and SROs don't have dental insurance or have no teeth to go say, Hello, my name is Karina Bas and I am good for this job, you need me for this job. I am here to say yes and approve, and I am for this development because it will improve our city. If we are looking for lucrative funds, okay, improve the Bayview, because that's where most of our people come from. I'm a case manager for seven years, and at least half of my students -- at least half of my clients come from the Bayview. They come with issues; issues that -- I don't live in that community to go and tell people what to do, but I can help them with the few resources that I have available to me in the Mission District. Please, Commissioners, please allow for the cleanup of the Naval shipyard. I appreciate your time. Thank you.

MEMBER OF THE PUBLIC: Hi. So inspirational. I love what she said, Karina. How are you, everybody? Good afternoon, Commissioners. I'm Gladys Soto. I'm from the Mission Linguistic and Vocational School and I'm here on behalf of our executive director, Rosario Anaya. She couldn't be here today, but she sent me, so I'm here on her behalf. She wants to make sure that all of you commissioners know what her feelings are regarding the Hunters Point Shipyard Redevelopment. We already know this song, but we just doing it together. The Hunters Point Shipyard will be transformed. I cannot even believe a better -- I'm sorry, I'm from District 9, but I don't even believe there is a better, more beautiful district than District 10. The Bayview-Hunters Point is the most beautiful area in San Francisco, and if it can be transformed into a vibrant and exciting neighbor. Picture new homes, jobs, parks that residents desperately need and deserve and want. The community benefits are the best in the city at this time. Along with the affordable housing that is at 32 percent, there is an additional \$29 million for affordable housing specifically for District 10 -- oh, my God, this is wonderful -- and about 10 million for jobs training, 3.5 million for scholarships, and 10 million for schools. I'm not a politician, but it seems like the type of project that a city would welcome in an economically

struggling community like the Bayview-Hunters Point. I like this project and I'm looking forward to the jobs both in construction and landscaping, to all of the open space and parks. Please certify the EIR that Hunters Point needs, and we need to move forward. Please, really, really, certify this project. Thank you very much.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: I wanted to say that in Spanish, but out of respect for the other people that are here I won't do it. But hopefully one day I will do it again. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Greetings to all. My name is Dedrea Smith. I'm a resident of Bayview-Hunters Point. I live in Alice Griffith. I want to first share that the way I came here is, my family, they came here because money was here during the time at the shipyard, so they worked out there at the shipyard, went on to become home owners, and some went on to be entrepreneurs as well. So I'm here to say that I'm asking, let the Navy go ahead and do what they have to do for us, cleaning the shipyard up, and allow the developers to do their thing for us, developing the shipyard. The issue we don't want to forget, though, is to start training the residents in 94124 so that they'll be able to do the jobs that they're talking about, these 5,000 jobs that's available. Could you go ahead and start getting that started so that we'll be able to do the jobs and so that the jobs will not have to come from outside of the community because we don't have the skills to do the jobs. San Francisco voted yes on Proposition G, so let's go ahead and move forward, Commissioners. We know that each one of you will make the right decisions for us: Yes on EIR.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good evening, Ladies and Gentlemen and the world. My name is Ace Washington and I'm going to speak quite fast because I've only got three minutes. But I'm here parallel to speak on an issue, African-Americans, and the future of us. I'm here to preserve. I know all the African-American leaders right now are shriveling and saying, Oh, here comes Ace. He going to talk. No, I'm not talking about you all here. I'm talking about city government right now, because it has no color. There needs to be investigation on. People that's coming up here speaking that's city officials, call themselves leaders in our community, that are corrupt. Now, we know the police department and city government, you're corrupt, but we've got corruption in our whole community on the bottom level, and that's where I come into play. You know what I'm saying? I've been here most of all of you all. I think Mr. Lee over there; he okayed me when I was asked for press passes and all that kind of thing to be in there. And I'll be probably subpoenaing you because I got my laptop stolen in the press room and there's going to be an issue about that, because they don't know who I am and I'm from the press. I've here about 27 years. I've been documenting things. But let me just go on to say here, the issue is, I'm not here to say anything about this. I'm here to say that you guys are making a decision that was made 40 years by the Redevelopment Agency, the big giant that comes in, about the unfinished agenda. I'm here to regulate. You all African-American communities are responsible. And I'm not here to point my fingers at you. But who's going to

read about this twenty years from now? Youngsters that are going to be affected, none of them are here. Who is representing them? Is any of that in the EIR? You all have to be responsible. They're not going to be around here in 27 years, Lennar and them and everything. You all got to understand about preserving. I'm here to speak about the African-American community. And if you all ain't standing up, I'm standing up for them. I'm here -- It trumps everything you're doing. I'm involved with the African-American Migration Report. I know I'm talking fast, but you all know what I'm saying. And it trumps everything. And I'm involved in everything. I'm documenting it. I've been doing it for 20 years. I've got your pictures. If I never take another picture, if I never do another video here, I've got enough to preserve to tell my youth what happened here. We've got writers here that's been doing it, but you don't listen to them, you don't listen to me. But you ain't got to listen to me. I documented it and I'm bringing it forth. Cameraman, can you see me over there? Okay. What I'm saying to you all, I'm not here showboating. I'm telling you all the real deal. I am the regulator now. I'm not a community activator. I'm not a community this. I'm the regulator. I comes where there's dysfunction in the community. I'm the community regulator. Nobody pays my salary here. You can't tell me what I can do. I know what I'm here to do. I'm here to regulate for my African-American community. And if nobody going to stand up to do it, here I am. Minister right here, I got much of my teaching from this brother here off a tape that I'm reviewing on my show that opened my eyes to this is the most racist community in the city, of the United States. The urban renewal started here. This is the giant elephant in our community. All you educated fools. If you don't learn from the history, you're nothing but educated fools. Because we are going to tell our youth. And I'm here to tell them, Ace is on the job.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. My name is Charles Hayes.

PRESIDENT MIGUEL: Would you speak directly into the microphone.

MEMBER OF THE PUBLIC: I'm here in support of the project for a number of reasons, aside from the fact that I'm a diehard 49er fan. It runs a little deeper than that. I just want to touch on the cleanup. You know, we trust our government to go out and protect the way we live, our way of life, to protect our children, but we can't trust them to come in and clean up a little piece of dirt. I don't understand that, you know. We need to give them a little more respect than that. And that's basically what I kind of wanted to touch on, because the cleanup is what's passionate to everyone in here and it's kind of passionate to me too, besides the fact that we want to get jobs. And I'm young and I represent the young youth and I represent change, because I am a product of my environment as well. So I do think that it is important for you to push this forward and I'm in support of it. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon. My name is Reginald Rainer and I'm here to voice my opinion in support the project because of the jobs that it would bring and just the fact that it would give us, as residents, the chance to rebuild and re-beautify our community and give our children something to look forward to in the future. We need these jobs. The 2010

high school classes graduating all around the city as we speak, we need to put those babies to work so they won't end up in prison. Please pass this project. We need those jobs.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: How are you doing, Commissioners? I just wanted to say I'd like to see more of the youth into the -- Excuse me. I would like to see more of the youth in the Bayview be integrated into more of the unions, because there's a lot of money in the unions in San Francisco, be it trucking, carpentry, labor work, electrical work. We need to get some of them involved in this project. If it's nothing else to do for them, some of these trades' organizations will surely take them. And, yes, in the trades, there's a lot of money in trades and there's a lot to learn in the trades. Don't be fooled. A lot of them don't know, though, because they're not taught about the trades here in San Francisco as much. And other cities in the Bay Area, as in Oakland and some of the East Bay cities, where most of the training centers are they have a lot of power, a lot of power. It's a lot more power over there, is what I'm saying, as far as the unions getting these projects in those area. And I know they just put up that T Line. I was hearing that, you know, they didn't have that much of the community involved in that. But I think with Lennar coming in here, you know, they build luxury homes in luxury communities in the greater Bay Area. So when they come in here, I just want to see more of the youth, put something in place to get the youth involved in these big projects, even become project managers. You know, get them steered toward these project managers. And besides, they don't have to just be truckers and carpenter, but they can be in other management as well. But they need to know these things first, and a lot of them don't know because the schools aren't providing enough information about these trades. And I know firsthand because I'm a union laborer already, so, you know, I've been on numerous projects where they last for, you know, six months to a year. You know, the money you make, you can have three, four checks, you know. What I'm really trying to get at is the youth need to put their money in a wise place. San Francisco needs to invest in the youth in Hunters Point and give them a chance so they can succeed, so they can be heads of projects, and so their kids can learn the trades as well. There are a lot of trades out there not involved, and I think they need to be involved in some of the trades. Electrical, for one. I mean, that's a really -- that trade there, a career goes a long way because it has a lot of math, a lot of formulas involved in it. But I'm running out of time, you know. Even the heavy equipment operators, they need more of those on these jobs, any of these jobs coming up. So let's pass this. I'm for this project.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon. My name is Shantanese Gaines and I live in Hunters Point on Harbor. And a lot of people getting up here saying that they don't approve of the project, but no one lives up there. And I'm 24 years old. I don't have cancer. I'm perfect. My son is three years old. When I was pregnant, I didn't have any problems. My son came out perfectly healthy. And I approve of the project. Thank you very much.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. My name is Lakia Evans. We are all aware of the poor transportation to our side of the city. This project has steady transportation from one side of San Francisco to the other. This project will finally address the daily travel to District 10 families as they go to work and school. With this project I can travel from place to place in a reasonable amount of time. The project will assure that we have two buses, one at Candlestick and one at the shipyard. Come on, Commission, this is a win-win. The community wins, the City wins, and you win because you voted yes. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Hello, my name is Latasha Beasley, and I wanted to say I approve of the project because we need these jobs. And my son is three years old and he's very bright and intelligent, and I want him to have a good education when he grows up. My dad and my mom stayed here all their lives. They're from the Bayview area. And I just want to approve this project so I can get a career and maybe I'll buy a home one day. Because these people that say that they don't approve of the project, they already own their homes. We don't have a home to own. We don't have our project. We need our project. We need our project for our education, our home, our health. We need this project, Commissioners. Please give us this project.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Hello, my name is Tashara Johnson. I actually wrote something, but I'm just going to speak from the heart. Me personally, I feel this project is good. A lot of people talk about what can happen, what cannot happen, the shipyard is not clean, and the shipyard is clean. Me personally, I haven't been down there, so I don't know. But if you put in the effort to make those things happen for us, then positive things come out. If you put in the effort to make negative things happen, that's what you're going to get back. I'm the mother of three kids, 15, 11, and 7, and I'll be damned if my 15-year-old be stand on the corner of Third and Palou selling drugs, drinking alcohol, pants sagging down, and has no sense of direction. I feel this project will open up a floodgate of opportunities for all youth, all youth across the board: Mission, Sunnysdale, Potrero Hill, and Lakeview. Wherever the jobs are, the kids are going to follow. If you put negative energy in the streets of San Francisco, that's what our kids are going to thrive there. When you look around the city, you see kids from every nationality. It's not just black kids. It's now Asian kids, Hispanics, White, and Filipino, whatever. There's always crime. Today I went to my son's graduation. He graduated from the sixth grade. I have a child who's on medication not because of the shipyard, not because of the toxins, not because their mother wasn't eating right. I have a child that's on medication because his attention span is so short. The schools are not teaching our kids enough. The schools are not guiding our kids enough. Everything that's going on right now, when you read it, it sounds good, it looks good, but until you open your heart and really take heed to what these people have to say -- I stand here for my family. I am in the community. I do believe the community will make a better way and it will happen for us. But like my shirt say -- I did not accidentally put this on -- I am a Supermom. And with this development going forward, I continue to be a Supermom. So please, I encourage you guys to open this up, because our kids really need it and I, as a parent, will really appreciate it. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon. My name is Ashley Anderson. I'm a resident of Bayview-Hunters Point. And if this project -- when this project gets approved, like she said, it'll open up more opportunities especially for the youth and me. I have a three-year-old son, and I know when this project gets approved it will be a better future for me and him. So just please approve the project. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. My name is Tammy Ingle. I'm actually born and raised here in San Francisco, three years in Bayview District. I am the mother of a three-year-old. And with these jobs here, it will help us all, especially all single parents. It's for our children. We need housing, we need all this stuff, and I approve. Thank you. Please help us.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Hello. My name is Dennis Lamsey. Hi, Commissioners. I'm voting yes on this too. I support the jobs and the park and the housing and also the cleanup. But it reminds me of back -- I'm a certified welder/carpenter, and it reminds me of when I first came into the trades, shipbuilding was booming, and I went to John O'Connell and took up a trade. And in there it had a guy standing there saying, "With a trade you are a king," and it had a guy with a trade, it had a hood on, and he had a crown saying that he's king. We've got a lot of black kings in Hunters Point. And I'm tired of all this racism. We need to get rid of that. If you can get rid of the racism and start, how would I say, cleanup, have the Navy clean this up, I think this will be a beautiful project. We do need the jobs. We know that there's 15 percent, 20 percent unemployment in Hunters Point. We do need these jobs for the community. Because I'm tired of walking in the community and seeing how my brothers and sisters -- We also need mental health, because with changes, a lot of people cannot change. With the changes, they are starting to get mentally, how would I say, mentally lost, and I don't like to see that. I don't like to see homeless people, foster kids, kids having kids, you know, just to survive. There's enough money for everybody to benefit from this package, and I'm tired of us bickering, you know, the haves and the have-nots. I got a trade out of the shipyards. I was fortunate and blessed to be able to work on subs all the way up to the aircraft carriers. The last aircraft carrier I worked on was the Enterprise. We did a kill job at Hunters Point, but a lot of people probably didn't know about it because they snuck it in there. But we already know that the whole area at Hunters Point is contaminated, and all I'm trying to say is you need to clean it up and stop killing our people.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. My name is Tony Rodriguez, and I'd like, I guess, to make two points. One is that I'm a business agent for Local 483 Fire Sprinkler Union, and if this project goes through, it will provide a lot of work. We have

members that live in the Bayview. We also work with City Build and other community-based organizations that try to provide work for people in the community. And a project like this would create careers for young people that are looking for careers in construction. But the second point I would like to make is that I've lived in San Francisco all my life, in the Excelsior and now in Bernal Heights. And the Bayview, since I can remember, has been a forgotten part of San Francisco. I never would go into Hunters Point or the Bayview. There was, for lack of a better word, it was a sad community. There was really nothing there. A lady just spoke about Third and Palou, and what do you see when you're at Third and Palou? I feel like the people, the community in Bayview, are being held hostage by this whole process. You've got an EIR that I think adequately deals with everything; you've got the Navy cleaning it up; and I don't see any reason to keep Bayview as a hostage anymore. You know, this project, you heard Conny Ford talk about what all this project will bring to this community, and I just urge you to do the responsible thing and look at the information you have in front of you and pass the EIR so this project can go forward. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Commissioners, Michael Theriault, San Francisco Building and Construction Trades Council. I think when the Redevelopment Agency's recently-commissioned study finally comes out, it will be clear that the Bayview District or District 10 generally has among the highest densities of building trades workers in the city of San Francisco, along with my own District 11. And so this is a project that is very directly of concern to us in a variety of regards. I will single out two that have come up today in particular. One, the issue of toxins. I think that Lennar in its Environmental Impact Report addressed those very well. You've seen them present very convincing demonstrations on what they are doing at the shipyard to clean it up. When you tamp down all the rhetoric over environmental injustice, over BP, over diseases, that you see that the site is very directly comparable over a vast majority of its extent to what we already have in Mission Bay, where there are capped sites, where development is proceeding safely and successfully, where some of it is allotted to housing and some of it is taken away from housing because of the nature of the site. That's what we have here. It can proceed accordingly. On the question of the bridge, one real criticism I've heard here, it seems to me, is not an environmental criticism, it's an aesthetic criticism and that is that the bridge will alter personal experience of an alteration of the Slough that has not in fact taken place yet. But the bridge is actually a very critical part to the effective transportation system that Lennar will be developing in the shipyard. If you even take the numbers that were used by the opponents of the bridge, a minute and a half extra travel time around that loop behind the Slough, and multiply that assuming three trips in each direction an hour, 16 hours of travel a day for buses and a year's time, you're looking at almost a thousand extra hours of travel time and of greenhouse gases. In addition, the bridge will be critical to the eventual extension of a looping of the light rail system through the shipyard, something we all look forward to. And any of you who have been fishermen know that bridges in fact contribute to marine habitat. And those of you -- Just as a little aside, those of you who are birders, if there are any of you, I will say that my life list is at more than 300. You will know what that means. And that double-crested cormorants, which are mentioned in the EIR as potentially impacted by this bridge, in fact nest on bridges, as opposed to Pelagic or Brandt's cormorants. So the bridge can actually contribute to the environmental quality of the bay, not

detract from it, if it's done in the appropriate way. So please pass this EIR and don't delay the project that we need so much for our workers and for the city. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Commissioners, Tim Paulson. I'm the executive director of the San Francisco Labor Council. We represent 150 different unions in town, over 100,000 men and women who do work under a collective bargaining agreement, but we're here on behalf of the entire community. We have thousands of our members that live in the Bayview-Hunters Point area, and we are very proud of the community benefits package that we did negotiate with Lennar that I know many of you have heard of, with the 35 percent, some affordable housing/workforce development issues, the good union jobs, the good construction jobs, and we're very proud of it. But today I do want to say, you know, on behalf of the Council that we believe that it's time and we're urging you to pass the EIR. We've been monitoring very closely the different hearings, both the Sup's, Redevelopment, with you guys, all about, you know, what is being done out there, and we are very encouraged by what has been happening over the years to clean up that shipyard and to make sure that these issues are going to move forward. So we're urging that you move this EIR and to get the project moving. Thank you very much.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. My name is Alonzo Menelik Abdul Raheem Walker.

PRESIDENT MIGUEL: Could you speak directly into the microphone.

MEMBER OF THE PUBLIC: I'm a resident of Bayview-Hunters Point. I've lived in Bayview-Hunters Point all my life. I'm not opposed to the development and the cleanup, as long as it's done in a way that's to the advantage of the residents and not done to circumvent the true issues that stand before the health issues of this community, in Bayview-Hunters Point. This is a case study that was done over 15 or 20 years ago. I want to see if it won't have a parallel message that's being spoken about in this document. It is a document that was presented to us by a renowned scientist, Wilma Subra, at a meeting that one of Lennar's people came to the meeting with a loaded gun. I think the supervisor at one time decided to make an apology to the Bayview-Hunters Point community for that incident. And the next document I'll read to you is that document that was being discussed at that meeting. "The residents of this city" -- No, excuse me: "The residents of this community face greater threats to their health and well-being than residents of other neighborhoods due to extreme levels of environmental toxins. The air has been used as a toxic waste dumping ground for decades. With less than 4 percent of the city's residents, this nine-square-mile area has one-third of the city's hazardous waste sites." Okay. In spite of the significant elevated level of health risk, the Southeast Health Community Center, which I am a member of the advisory board, is the only public funded healthcare clinic in the community, with extremely limited resources and no weekend hours. The only other healthcare option for low income residents is the emergency room at San Francisco General Hospital. That's another issue that needs to be addressed in not the Environmental Impact

Report, but in, I guess, the DDA, about the Bayview-Hunters Point having a health center that will deal with the increased population as the direct result of those 10,000 homes that are supposed to be built in Bayview-Hunters Point. The next document I'll read from is from Mrs. Subra, who you probably know her. She is, I've been told, is in the Gulf now studying the environmental impact of the disaster that took place there. "According to the Environmental Impact Report, chemicals and radioactive materials are present in the soil and groundwater in various locations throughout Hunters Point Shipyard Phase II at levels that require remediation. The chemicals contaminating the Hunters Point Shipyard Phase II consist of radionuclides, volatile organic compounds (VOCs), benzene, and carbon tetrachloride, chloroform," and ones I can't even hardly pronounce. I suggest -

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: My position is that, yes, I'm in favor of the cleanup and job development, but make sure that before you start the development and the -

PRESIDENT MIGUEL: Thank you. Your time is up, sir.

MEMBER OF THE PUBLIC: -- that we're displaced and not replaced (inaudible) hidden agenda for Bayview-Hunters Point.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, my name is Russ Sturgis. I live here in the city. I'm a 41-year member of Carpenters Local 22. We're on hard times and we know our members who live in the Bayview corridor are on harder times. When I started, we were lucky, we had BART, we had a lot of the downtown high-rises, and I'm sure their EIRs weren't perfect either, but people aren't falling dead out of them and they work okay. We need another generation of carpenters and other trades people coming in. The building trades are a stepping stone not only into supervision but into college and professional school and these other kinds of things. Please approve this and let's stop the delay. These people, that community, needs it; and the whole community needs it, as a matter of fact, Thank you very much.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Hello, my name is Jarell. I'm with POWER and I work in the Bayview community. I've been a resident in the Bayview area for all 23 years of my life. And I would just like to let you know that when I was doing outreach with the community from door to door, many times I would have people come in with nosebleeds, people who told me that they had chronic asthma -- especially my mom; her asthma has gotten a lot worse since we've been out there -- you know, child birth defects, miscarriages, breast cancer. There's a whole list of people that I talked to who had to put, you know -- who had to bury, you know, their wives or their daughters, you know. So how much longer is this going to last? And I feel that Lennar has really lied to my neighborhood, to all my, you know, my African and Hispanic and Chinese brothers and sisters from the Bayview area, around the jobs and the living conditions. For one, I don't think you would have as much support if they knew that private contractors were going

to be bringing in people from out of town to take the jobs that have been promised to our community, as well as the living conditions. Okay? Because the people, they said that they're going to have to have at least 80 grand annual income to be able to move into these houses that they're about to be building out here on the shipyard. That's not right. That is no way, shape, or form affordable income -- or housing, affordable income housing. Okay? So I ask you to do what's right and go ahead and reject this EIR until there is a better plan that will better suit my community. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: To the committee, my name is Gary Lynch. I own the Monte Carlo Restaurant and Bar on Yosemite Lane. I don't know what to say about this project because things done happen so much in the future here in San Francisco, things over in the Fillmore and it seems like it's coming over our way. I understand the project that we have over in the shipyard, but there's projects in my area. You know, you've got a sewer pipe coming down from the sewer plant coming down through the Slough down there that's leaking. It smells every time the tide comes in. I mean, we've got more issues than that. You know, we need to clean up the community first before we talk about going over to doing another project. Now, I'm saying I'm for Lennar to do the contract. I don't know. I need something proved to me to let me know that we're going to take care of the existing stuff that's here. You know, I've got members coming to the club that smell this foul smell and all of the above. And they keep asking me and I ask the City, and the City tell me they don't know, this, that, and the other. But I know. The projects is being built around us. They've got a big project behind us, big pile drivers, everything else, knocking foundations off of the properties in our area. I mean, there's a lot of issues that's going around before this big deal we talking about with Lennar. So as far as me being for this being done, I don't know. I need somebody to help find out what's existing now before, you know, saying that I can agree we're going on to further things for the community. I mean, redevelopment is here to help the community, but you've got businesses there that's been existing over 20 years. Have anybody came out there and said, Can we help you guys make your businesses better so when we do go into this shipyard doing things, the people who's coming in, the contractors and everybody else, can apply and come and use these facilities? I mean, it's a lot more to think about than just, you know, going into one big project. This whole Hunters Point deal is the project, and that's as well as the kids being trained to deal with the toxins and all the hazardous stuff that's in there all the way up. I mean, you know, we need to have all the youth involved, not just the black kids over there, or just Latinos. If you're going to send them into the yard down there with all those toxins, send everybody down there. Let them know we're sure. I mean, it'll make me feel better. That's all I've got to say.

PRESIDENT MIGUEL: Thank you. If the sheriff's deputies would stop anybody from entering the line for a few minutes, we are at the end of the lineup right now, and we are going to take a 15-minute break. Thank you. And then we'll continue.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners.

PRESIDENT MIGUEL: Hold on just a second.

SECRETARY AVERY: The court reporter needs to start a new tape, if you could just hold on for a moment.

PRESIDENT MIGUEL: The court reporter is starting a new tape.

SECRETARY AVERY: Okay. We can start.

MEMBER OF THE PUBLIC: Excuse me. I'll start again. Good afternoon, Commissioners. I'm Tim Colen with the San Francisco Housing Action Coalition. What we advocate for is smart growth, transit-oriented development, and especially more solutions towards housing affordability. We believe that this EIR is thorough, balanced, and exhaustive. It adequately addresses the environmental issues facing this project. On the question of the legacy environmental risk posed by the project, as a recovering environmental scientist, I believe that after \$700 million and 22,000 soil samples collected at this site in its characterization, assessment, and remediation, it is not factually possible to say that there are unaddressed risks to our citizens based on any science available to us today. On the issue of its orientation to transit and transportation, we believe that this project incorporates the best current understanding available to planners today to maximize the project's compatibility with the transit for a city. On the question of sea level rise, I believe that, although this is a relatively new environmental area, this is a relatively straightforward environmental -- or, I'm sorry, engineering calculation, and the EIR addresses it with the best science and most conservative assumptions used today. Finally, on the question of the proposed housing at this project, we believe that this Phase II project, based on its size and scope, represents a once-in-a-lifetime opportunity to begin to deliver housing at all levels of affordability. We strongly support its mixed-income orientation, and the 32 percent affordability that's built into this is unheard of in private-sector projects. This is a fabulous level of subsidy to making housing more affordable, and it's not a proposal that should be squandered or taken lightly. In conclusion, we believe that the EIR documents a project that would put this city on a path that it would be wise to follow. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Hello, Commissioners and more Commissioners. I'm Tony Kelly from Potrero Hill Democratic Club. A speaker a few speakers back said that Bayview was being held hostage, and I have to say that, sadly, I agree. I think they are being held hostage by this project. Because today I think we have a rather tragic mess of an EIR that seeks to argue instead of mitigate the facts, it dismisses rather than addresses the issues, and it bullies viable alternatives in the public process. As speakers today have noted and as you've seen in thousands of pages of comments that maybe some of you have all read, the evaluation of alternatives in this document in this project is flawed, incorrect, and clearly biased. Time and again limited alternatives are raised and dismissed because they don't exactly match the promises in the project. Well, Commissioners, not only is that hopelessly circular reasoning, I'm not sure if the project can match the promises contained in the project. And the alternatives published don't really consider the universal alternatives possible under redevelopment. You have to remember, most of the promises in this project are paid for with our money. It's

redevelopment. It's tax-income financed. It's our future property tax income being applied to this. So a proper consideration of alternatives would actually consider the alternatives available under redevelopment. In District 10, District 10 is 5300 acres. In the last few years 4100 of those acres have been either rezoned or under redevelopment. It's bringing in a new population of 100,000 people just between the Giants ballpark and the Niners' ballpark and McLaren Park. Is there truly, truly no alternative that can provide jobs sooner, that can build affordable housing sooner and in this proportion without the environmental impacts that this EIR admits -- without even getting into what the report denies, the four dozen environmental impacts that the report admits are unavoidable? Commissioners, you have to accept that there actually are. It is inconceivable that as this project is projected that there is nothing that can be built. That is an unfair calculation and it's unfair to the community of Bayview and everyone who has been waiting for a project to be built of some sort. These are all CEQA considerations. And they are wiped aside unfairly in an EIR that turns CEQA on its head to approve a deeply flawed project that doesn't serve the public good, the public process, or the public health. Just like the case of 555 Washington just a little while back, if this is the new standard for EIRs that we have to look at, we're really in deep, deep trouble. Please reject it.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Hello, my name is Ron Stutts. This commission faces a logical situation now where you have to ask yourself if you're going to decide everything based on dollars and cents or common sense. One is of our own invention, which is not working very well anymore, and the other one is God-given and free to all of us. I suggest the latter. And I think that it's obvious that common sense says that you clean up a toxic environment first before you do anything with it. This is what -- This is the real bank that we, as inhabitants of this planet, rely on. We do not rely on money. That is merely a form of our relations in our work together, and this is due for a major alteration as it is. So do not, you know, get suckered into that logic. And I speak the same thing for the labor movement. You're hanging onto the wrong coattails. Okay? We need to look at this in a totally different way, think outside the box, and widen our scope of vision. So you cannot bank on that, but you can bank on a healthy environment. Today we have a monstrous catastrophe before us that is sending a message to us as to the importance of maintaining a healthy environment, a normal environment. The other factor that we should consider in all this is that whenever we do something with the community, it should serve the community who is there. It should not be attempting to surreptitiously remove people and bring in others who don't even live there. All right? You should serve the community. Ask the community what they need, a lot of which is very obvious. And then you will feel very good and you'll see a lot of harmony between what is right now opposing factions. So reject greed as a motive in our activities, in the activities of this city, and embrace love as the cornerstone of life and our own activities. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. My name is Ricardo Contreras. Buenos tardes, Commissioners. I speak in my own language, in Spanish. (Remainder of comments in Spanish.)

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. My name is Linda Shaffer. I'm one of two representatives from District 10 serving on the City's Park, Recreation, and Open Space Advisory Committee, so I pay attention to what's going on in our parks. Today I'm speaking only for myself not for the committee, but I would like to address two elements of the proposed redevelopment project, both of which relate to parks and open space. Unfortunately, I think I'll only have time for one of them, but I'll give it a go. Number one, the so-called reconfiguration of Candlestick Point State Recreation Area. A couple of years ago I heard Mr. Claude Everhart give a very interesting history of how this state recreation area was originally established. And among the things that I learned was that a landfill area that once consisted of piles of rubble and garbage became designated in 1977 as the only urban state recreation area in California. This happened because of continuing activism and pressure led by the Friends of Candlestick Point, a group of ordinary citizens from the Bayview-Hunters Point area who had a vision. In a sense, then, this state recreation area is truly a people's park. There is even an official master plan for this recreation area, only part of which has been completed. The rest of the plan remains unfinished due to lack of funding from the State year after year. Now, in 2010, according to this redevelopment plan, 23 acres of land of this 170-acre people's park is to be sold so that high-end housing can be built on it. The incentive being offered for accepting this impact is that as part of the deal millions will be provided to improve and maintain the still undeveloped portions of the state recreation area. Among many excellent points made in the letter from the California State Parks Foundation is the comment that the project would adversely impact existing recreational opportunities. I have the reference if you'd like. In the responses the conclusion is reached there would be not be an adverse impact, that in fact there would be an increase in recreational opportunities because park acreage that is currently unimproved would become improved. Maybe the majority see this as a fair trade-off. Sorry. To me this reconfiguration is yet another example of injustice. Why is this land currently unimproved? Because in the past promises for improvement agreed to in an official document, the master plan, were never fulfilled. But what if the land had been improved? Surely there would be adverse impacts from the sale of the land. As I see it, the people are being asked to give up some of the acreage they fought so hard for years ago in order to get improvements they should already have. This isn't right.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. My name is Marcia Dale Winter.

PRESIDENT MIGUEL: Please speak directly into the mike.

MEMBER OF THE PUBLIC: I've been a 14-year member of the Mayor's Citizens Advisory Committee for the Hunters Point Shipyard and for a number of years the chair of its Planning and Development Subcommittee. Before entering into this activity I was on the board of SPUR and an active planner in International Urban Development. I have traveled around the world and seen many of the world's great cities, And San Francisco is one of the most beautiful cities in the world, and this project will be a gem in San Francisco. It brings too an unprecedented

level of community benefits with it. It reaches the standard of open space for Greenfield new towns of the 60s and 70s, and this is an urban in-town development. It is a perfect plan? No. There is no such thing, in my experience. Is it an excellent plan? Yes, it is. Will it be a gem in the crown of San Francisco? I believe it will. It has certainly undergone an enormous number of years of planning and its citizens' input, and I think everyone involved in this can be very proud of what this project brings to the city and to the community. And I thank you for your time.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good evening, Commissioners. My name is Brother Leon Muhammad. Project Area Committee Educational Committee chair, former RAB community co-chair for the Restoration Advisory Board. One of the things that we want to impression upon you: If the shipyard was clean, then there would be no need to cover it. If it was clean, why cover it? The Navy stated to the RAB in their five-year plan that the reason why they had to do a base-wide cap is because the radiological elements are so intertwined with the naturally occurring elements that they would not have enough time to clean it up to be able to have an early transfer. That's the reason why they're covering the shipyard with a base-wide cap. Wilma Subra stated that if it was clean, there's no need to cover, there's no need for institutional controls. We brought in scientists, well-known scientists, a MacArthur Genius Award winner, and an environmental warrior who was just on CNN yesterday, who also states to us that science determines the outcome. She is well-versed in her reputation and impeccable in her knowledge. And all we say is that we should look clearly at what this EIR is stating. It lacks credibility and it fails to ensure that critical issues which is pertaining to the health and well-being of human beings in Bayview-Hunters Point. Where are the scientists from Lennar? Where are the scientists from the San Francisco Redevelopment Agency? Where are the scientists from the Housing Department? Where are the scientists from the labor community? Where are the scientists from these people who will be able to sit down with Wilma Subra and address these pertinent issues? You know, when you talk about dreaming, those come to people who are asleep. We are a community that has been awakened. And we're not the only community people who have been awakened. We have a letter from Senator Yee, a letter from Senator Yee who states that he is asking you to strongly not admit -- to strongly not have the Naval Shipyard to be early transferred. He is stating it. We have this letter. It's circulating right now. And we also have an awakened senator, Mark Leno, Senator Mark Leno, who states, "Therefore, based upon the issues and concerns raised by community groups and environmental scientists, I urge you to not accept the final EIR." I also submitted to you the comments from Wilma Subra on her comments from the Planning in San Francisco and the PBS&J, and she states: "The RTC failed to accurately address the issues contained in the areas of concern with early transfer submitted in January 12, 2010, comments. The RTC basically referenced existing sections of the Draft EIR that had been reviewed and previously judged inadequate to address the issues. The RTC did not adequately address the issues associated with redevelopment occurring during remedial activities. The redevelopment of the parcels during remediation are of serious concerns." This is a scientist. So we'd ask, bring this scientist, let's sit down. Because we deal with straight facts not fiction.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon, Commissioners. I am Dr. Veronica Hunnicutt, Chair of the Hunters Point Shipyard Citizens Advisory Committee, and I would like to share some thoughts with you today. There's probably no proposed development project in San Francisco's history that has been as publicly discussed, reviewed, and analyzed as much and for as long as this project. Public review of the redevelopment of the shipyard and Candlestick Point has been ongoing in one forum or another for more than 17 years. Now, the organization of which I serve as chair, the CAC for the shipyard, has been leading the community-based effort to revitalize the Hunters Point Shipyard for more than ten years. We have had countless meetings, numbers of meetings. And we pride ourselves in serving as an outlet and venue for the community to advocate for their concerns and needs in revitalizing this area. The CAC has reviewed both the Draft and Final EIR and believe that the analysis that has been conducted is thorough, adequate, and comprehensive; and, as such, the committee has passed a resolution in support of the EIR. Now, when we look at this project, there are so many advantages not only to the Bayview-Hunters Point community and the southeast sector of the city but also for the City and County of San Francisco. Open space is desperately needed in this community, and this project is taking extraordinary steps to ensure that the community has equal, if not better, open-space amenities as are available in other areas of the city. The rebuilding of the Alice Griffith Housing Development -- If you've had a chance to go inside that development, you will know the dire straits which residents face. Massive transportation improvement will take place. And because I do not have time right now to address the Yosemite Slough situation, there are some interesting revelations that have been revealed in terms of possible impacts with entrepreneurs in the area. As I said, the community has worked tirelessly to make sure that development occurs in this area and that it benefits the existing community and the city as a whole. This project will provide an unparalleled scope and depth of public benefits, from parks and open space to jobs and economic development and affordable housing. And the Bayview community wants this development and they deserve this development. As Commissioner Richardson, who testified earlier, indicated, the Planning Commission and the Redevelopment Agency about a decade ago certified the EIR, which led to the implementation of Phase I.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: I'm going to finish it up. This is Phase II of the same shipyard project. Please certify the EIR. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good afternoon. Renee Saucedo representing La Raza Central Legal. The Latino community living in the Bayview-Hunters Point area standing together with our African brothers and sisters to say absolutely do not approval the EIR before you. I am speaking on behalf of my organization, but I'm also speaking as a mother of a one-year-old who is a proud resident of the Bayview-Hunters Point. We live at 1827 Jennings Street between Shafter and Thomas. And I'll tell you, I am outraged, absolutely outraged, that you are even considering this issue today. Fact: There are chemicals of concerns that are known to be carcinogens at levels above the acceptable human health risk. You are putting my one-year-old child at risk. You are putting all of our children at risk. Is it worth taking that chance?

Absolutely not. We are telling you that we need in this city a zero-tolerance policy for development that puts people's health first and everything else, including Lennar's profits, second, or even last. Yeah, we'll work it out. Yeah, it's radiologically contaminated now, but don't worry. And tell your friends in the neighborhood and your neighborhoods not to worry. You might get cancer by the time you're 25, but that Planning Commission, they sure knew what they were doing. It's on your shoulders. One more person suffers from asthma, one more person dies in our neighborhood, and it's your fault. Say no to this EIR. Why are you taking the chance? Why are you taking the chance and causing more people to die? Why? Because it's a community and a neighborhood of color, that's why. I am so angry at you, I can't even express myself, and I am known to express myself very well. I do not want our neighborhood and our children to get sick because you couldn't stand up to this rich developer. Shame on you. Shame on you. Shame on you.

PRESIDENT MIGUEL: We are now taking a 15-minute break. We will continue after the break.

CERTIFICATE OF REPORTER I, SANDRA BOSTOW, duly authorized Certified Shorthand Reporter No. 5770, do hereby certify: That the foregoing transcript constitutes a true, full and correct transcript of my shorthand notes taken as such reporter of the proceedings herein and reduced to typewriting under my supervision and control to the best of my ability.

DATED: June 8, 2010. SANDRA BOSTOW, CSR No. 5770

Special Joint Hearing

Thursday, June 3, 2010

San Francisco Planning Commission
and Redevelopment Agency

Continuation of a Public Hearing
on the Candlestick Point/Hunters Point Shipyard Phase 2:
Certification of the Final Environmental Report
and
Adopting Environmental Findings under the California
Environmental Quality Act in Connection with the
Adoption of the Project and Related Actions Necessary
to Implement Such Plans plus Related
Amendments, Findings, and Approvals

City Hall, Room 250
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
(Volume 2)

Reported by: Freddie Reppond

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FOR THE PLANNING COMMISSION:

President Ron Miguel
Commissioner Michael J. Antonini
Commissioner Gwyneth Borden
Commissioner William L. Lee
Commissioner Kathrin Moore
Commissioner Christina R. Olague
Commissioner Hisashi Sugaya
Linda D. Avery, Commission Secretary

FOR THE REDEVELOPMENT AGENCY/COMMISSION:

President Rick Swig
Commissioner Darshan Singh
Commissioner London Breed
Commissioner Miguel Bustos
Commissioner Francee Covington
Commissioner Leroy King
Gina Solis, Commission Secretary

PLANNING DEPARTMENT STAFF:

Lisa Gibson
Mathew Snyder
Bill Wycko

REDEVELOPMENT AGENCY STAFF:

Fred Blackwell
Stanley Muraoka
Tom Evans
James Morales

MAYOR'S OFFICE OF ECONOMIC AND WORKFORCE DEVELOPMENT:

Michael Cohen
Tiffany Bohee
Wells Lawson

OTHER CITY STAFF:

Elaine Warren, City Attorney's Office
Amy Brownell, Department of Public Health
Jon Lau, Office of Supervisor Sophie Maxwell

FROM THE PUBLIC:

Mitchell Evans, Jaron Browne, David See, Eric Butler, Christian Mohammad, Angelo King, Sabiche Hyde, Al Norman, Gloria Berry, Nyese Joshua, Lavelle Shaw, John McCarthy, Rev. Arnold Townsend, Arnie Stokes, Misha Wally, Sue Hestor, Sonny Loc, Dok Hu Jo, Su Ann, Susan Kelly, Kitty Lee, Eric Brooks, Arango Mims, Regina Douglas, Felipe Nuno, Simon Barber, Harold Lumar, Timothy Allen Simon, Bradley Wedemeyer, Kathy Perry, Mike Sislovik, Raymond Rivera, Chong Sing Chong, Annie, Kathy Davis, Manny Florez, James Gomez, Holly Wilson, Espanola Jackson, Wu Pok Bing, Richard Lau, Florence Kong, Ollie Burgess, Giselle Casada, Grace Martinez, Michael Theriault, Tony Rodriguez, Tim Paulson, Marcia Dale-LeWinter, Pastor Josiah Bell, Dr. Veronia Hunnicutt, Marie J. Franklin, Tony Kelly, Christine Ania, Saul Bloom, Jason Freymou, Tim Colon, Martinez Pelosa, And unidentified members of the public

[The hearing resumed at 5:00 p.m.]

MS. AVERY: The joint meeting of the Planning Commission and the Redevelopment Agency is back in session. If I could everyone take your seats, other than the folks who are standing in line.

PRESIDENT MIGUEL: People in the both the part of the front row and in the rear rows that are talking during the proceedings, it is extremely disruptive to those who are attending and to the Commissioners. If you are speaking, I will ask the sheriff's deputy to remove you. If you are clapping, cheering, or anything else, I will ask the sheriff's deputy to remove you. Please be respectful of the people who are making testimony to the joint commissions.

MS. AVERY: Thank you. Commissioners --

PRESIDENT MIGUEL: Excuse me. I may repeat or call some names of people who have already spoken because many of you have come up from downstairs, not realized that your names have not been called, and have taken -- Would you get out of the center aisle if you're not talking? So you will have to pardon me if I call names that have already spoken. Obviously, you don't come up a second time. And at the end, if I have not called your name, there will be ample time for you to come up. All right. There has been correction of an item that was distributed to the commissions and entered into the record. And, Mr. Cohen, if you would proceed with that correction.

MR. COHEN: Yes. Thank you very much. For the record, Michael Cohen, director of the Office of Economic and Workforce Development. I was just hand-delivered a letter by Senator Leno's staff correcting a letter that was just read into the record. While this letter reiterates the senator's strong commitment to seeing that the shipyard be cleaned up to the highest level practical, it includes two significant changes. One, it specifically acknowledges the cleanup should be consistent not only with Proposition P but the 2004 conveyance agreement, which is a legally binding agreement between the Redevelopment Agency and the United States Navy which contemplates phased cleanup, transfer, and development of the shipyard. Secondly, it deletes the request that either commission delay certification of the EIR. So I will give that to the Commission secretary. She can pass that out.

PRESIDENT MIGUEL: Thank you. I will start calling the cards again. Please don't come up unless your name is called. Mitchell Evans. Chanston Gaines. Lee Williams. Sharon Brown. Clarence Johnson.

MITCHELL EVANS: Good afternoon, Commissioners. I heard a lot of testimony today from both sides.

PRESIDENT MIGUEL: Your name, sir.

MITCHELL EVANS: Oh. Mitchell. Sorry. Let me introduce myself. I heard both sides of the argument today. I mean this is hectic right now. We spent almost seven hundred million -- something like that -- for the past six years. And we need to press this EIR. And I really support the EIR. Part of my heart, right now, I'm graduating. Where do I go? It's summer, right? When there's looking for the future two years from now, where am I going to go? I have no work. I looked for work and need to support my family. If you don't support this, where am I going to go? To the street? To prison? Come on now. Wake up, people. This is serious right now, you know. Right now I know we are way behind budget, lot of junk right now. I don't know what's going on with politics right now in Sacramento, anywhere in the United States right now. I don't know what's going on. But you need to support this EIR. Bottom of my heart, I need to look for a job. I need to support my family. I need somewhere to go. Thank you.

PRESIDENT MIGUEL: Thank you.

MS. AVERY: I would also ask you to turn off your cell phones.

JARON BROWNE: My name is Jaron Browne. Good evening, Commissioners. I want to first -- I want to submit a few things for the record. I know that all of you received two letters that we submitted earlier. I want to also -- I wasn't able to make copies of everything, but we have supplementing documents that are referred to in there. I wanted to just submit these to Linda Avery formally for the record. And I wanted to acknowledge that one of the core considerations that we really want to draw out at this point that I don't think came up in the earlier hearings is the question of greenhouse gases. And this is particularly significant to the entire country post-Katrina and to the city, which has really put forward the issue of wanting to see green development. And there's a contradiction, a green wash happening if you're putting a UN environmental climate center at the same time that you're proposing a development that has an annual increase of 150,000 tons of greenhouse gases. The EIR incorrectly said that this is not significant and that I think is calculated based on a per individual calculation looking at residents, looking at stadium goers. But that's about a hundred thousand tons of greenhouse gas emissions a year, an additional 150,000 tons. That is irresponsible development and it's not -- it's not in significant and we've looked at -- we're submitting case law. We're submitting a number of recommendation including San Francisco's own recommendations around development, but also CEQA standards. And it's a violation. It's not in compliance. The analysis is not in compliance with CEQA standards. I do want to also mention that we submitted documents from Wilma Subra. And we've been bringing her up because, again, I

think it adds tremendous credibility to the claims that are being put forward. And I want to note that the response to comments, Wilma Subra, who has served on Superfund site committees for EPA, who has served on recommendations around cumulative impacts for 20 years -- she's a leading scientist from the EPA. I mean -- so this is not just someone we're pulling out of thin air. And right now she's the leading scientist addressing British Petroleum oil crisis. So thank you.

PRESIDENT MIGUEL: Clara Bishop. Minister Christopher Mohammad. Ricardo Contreras. Charles Hayes. Rodney Taylor. Eric Butler. Jarrell Lee. David See.

DAVID SEE: Good afternoon, Commissioners. My name is David See. I'm board director at the Freedom West Homes located only two blocks behind City Hall. It is a community of over 900 residents with over one-third Asians and two-thirds African-Americans, whites, and Hispanics. Even though I'm a resident of Western Addition, I took concerned interest in the project in view of the large number of Asians, especially Chinese, who live in District 10. I am not an antagonist or protagonist of this project. But I have to advise great prudence and care by you Commissioners in casting your vote on this particular resolution. I have to look at the Bayview Hunters Point project from two standpoints -- environmental and cultural. First, environmental. A few weeks ago on TV, I chanced on an entire proceedings on this topic of the Planning Commission and were much impressed by the presentation on the draft environmental statement on the years of study was taken and number of data samples taken. However, later on I learned that a world-renowned environmental scientist, Wilma Subra, took issue with the report's methodology and that the safety conclusion is premature. Being somewhat of a scientist myself, I took the recommendation of a world-renowned scientist, even if most of the people who are working on EIR not otherwise. You see, I was trained in physics as well as somewhat in environmental science and engineering. You put intelligence and research conclusion of 100 David Sees versus Albert Einstein, you got to pick Albert Einstein. I also know the problems in group things, especially in scientific project that is so often characterized in environmental impact statements, because no matter how many of me working on the problem for how many years and how much money spent and how many data points I collected, if I'm taking the wrong framework and inappropriate approach, I won't get it right. It's just like garbage in/garbage out. The bright scientist, unencumbered by various extraneous factors going by his or her pure intellection, succinct observation, and clear framework, will see through it right away. So we should not take caveats from world-renowned environmental scientists Wilma Subra slightly. Go ahead and approve this EIR until the problems pointed out by her can be well accounted for. I don't want Bayview Hunters Point turn out to be a latter-day version of Love Canal, in which, similarly, the land was seeded for one dollar and houses built on top of a toxic waste site. In Love Canal, 30 years later, after years of unusually heavy rain, when children and dogs began to come home with chemical burns and later on health authority found that area residents had abnormal numbers of miscarriages, newborn deformities, cancer, blood disease, and other ailments. Secondly, culturally, I see problems as well. Few weeks ago I was in the dedication ceremony of the three-headed Buddha attended by Mayor Newsom at the Civic Center Plaza.

PRESIDENT MIGUEL: Thank you.

ERIC BUTLER: Good evening, Commissioners. My name is Eric Butler. and I'm speaking on supporting the EIR. From an environmental point I came to -- I come to these redevelopment meetings often and what I found I was hearing all the time was talking about the water -- the level and recede on water. So I took an interest in that and took some time to find what that was about. And I also found that in the past hundred years that the water rose 7 inches but in the next hundred years it would be like 55 inches and that the redeveloper right now already has in consideration on the redevelopment. So on the EIR part, I am for that and I hope you pass that. But I'm also an emotional wreck right now because I am very, very proud to see seniors from my community, people from my community, and organizations from my community. It seems like everybody just wants this job to go down safely, but the issues which they're bringing them up could have been brought up 10 to 15 years ago when all the hundreds and thousands of meetings and hours of meetings that at this point in the red zone we'd be about to score a touchdown that everybody wants to play defense. So seriously, that in my community from what I know of, I don't know too many people that have died from chemical exposure in the shipyards, but I have grandparents and I have uncles who have worked there who are still healthy now, still playing with my kids and everything, that there's more people in my community dying from gunshot wounds and drug overdoses, respiratory diseases that are due to the extent of the houses and the conditions in which they're living in. If you don't clean that shipyard, that will remain. If you don't clean the shipyard, they're talking about what will be brought out, it will remain. So that kind of sound kind of oxymoron to me. But this project needs to go forward, because it has to be gone and the mix of moving garbage you're bringing beauty to the neighborhood; you're bringing jobs; you're bringing education; you're bringing self-esteem; you're bringing in togetherness. And we still be together on this as this plan goes by, because if all these brothers and these people here that's advocating against this project is worrying about health, well, those health issues can be tweaked, just like anything else that can be tweaked -- a song that you create. You got to get the song right; you got to tweak the music here, change a verse there. That can be done but not at the expense of stopping the album from being produced. And right this here will stop everything from being produced, because without this project the whole community initiative is off the board. And I don't think not one of those programs got no community initiative for me -- the Muslim power or anybody else. Got no training program for me, educational program for me, daycare program for me, or no kind of idea for me. The only idea that be left for me is what's in my community, which is very, very not so positive. So I don't think you want 5,000 people who's waiting on these jobs to be focused on the negative way of employing them and taking care of the kids when you have a legal, positive way to do it right now. So you either want a beautiful city, you want a positive cultural people, or you don't. But this is not the reason to stop it. This is way bigger than us. This is for San Francisco. So for San Francisco, I beg you, let's pass this, please.

CHRISTIAN MOHAMMAD: Members of the two commissions, you must know that I thought long and hard about even bothering to come to the meeting today, which is why I came two hours late, because my initial thought was not to even bother, because I'm talking mostly to political prostitutes. Some of you -- most of you really don't give a dam about the health of that community in Bayview Hunters Point. It's only a few of you who really care. And I know that. Particularly on the Redevelopment Commission. Most of you are bought and paid for the past few years. I'm clear on that. There's something -- infomercials that you see on TV where there's a disclaimer where they will tell you, look, what you're about to hear are from paid

actors. Most of the people -- not all -- that you've heard from in support of the EIR are paid actors, bought and paid for by Lennar and the Mayor. And to see Senator Leno prostitute himself, after sending the community a letter today, to have Mr. Cohen from the Mayor's office, make a few phone calls and twist a few arms and come back and say we want to correct the record only tells me that this city is rotten to the core. There's no principles here. There's no moral compass here. There's no character here. Most of the people that run this town are political whores. I'm clear on that. But I want to warn you. Pass this. Let them develop. I don't give a damn anymore. Develop the shipyard. But I warn you the earthquake that the U.S. geological office is predicting will come to pass. That land fill will liquefy and it will turn into toxic soup and it will become airborne and you will have a toxic cloud pouring over this city and you will regret it, because the generation that will live after your weak decision will be able to blame you and the weak mayor. And I want to say to you, Mayor Newsom, there will be a coalition of people following you up and down this state to remind you of your record. So if you stand on this, I hope that you'll be willing to pay the political price, because you're dealing with whores now. Lennar is a whore. Most of you doggone weak Commissioners have sold out to this development. You've already cut private deals. So whatever you decide to do, do whatever the hell you want to do.

PRESIDENT MIGUEL: Would you please leave the room. Thank you.

ANGELO KING: Are you ready for me?

PRESIDENT MIGUEL: Please.

ANGELO KING: A lot of excitement here. My name is Angelo King. I'm chair of the project area committee. I'm on the environment commission. I live in the community. And you know what? I just got to say when you're hearing long enough, when you've been following this process as long as I have -- I cut my teeth on the 1997 stadium campaign -- when you've been here long enough, you got to see people change sides. And I remember when that same group stood up and supported Lennar on the first phase and how Lennar supported they school. And the same --

PRESIDENT MIGUEL: If you would please not interrupt or I will ask the sheriff's deputy to remove you.

ANGELO KING: Since nobody needs any facts or any papers to make accusations here, I'm going to make a few of my own. Look, here's the deal: I'm so tired of hyperbole and the things like this is Chernobyl, this is Love Canal, and this is Katrina. This is the kind of crap we get in the community when you don't stand strong and look at the facts. The same stuff that the DTSC, the EPA, and every other state, federal organization -- when the EPA's final report comes out will say the same thing, that there are no long-term health aspects risk to the dust issue that was done and that the 22,000 soil samples and the 10,000 water samples. They are working to clean that damned thing up. And I get so tired of Lennar this -- this has become a running joke in my community. Oh, you trip and fell. Lennar did it. They blaming everything from our kids' academic -- and this is in public meetings -- they're blaming everything from our kids' academic failures to violence in the community on Lennar and dust. It's ridiculous. It's

ridiculous. And then, you know, they talk about -- every time we find follow-up on some information, it's not always the same. The whole reason I didn't go see Dr. Subra is because the meeting was in the mosque; and every time we come to speak our mind about how we feel about it -- because obviously you can receive resources from Lennar and keep your integrity -- every time we do that we get -- we get threatened. There have been restraining orders put on them. And you, Redevelopment Commission -- Redevelopment Commissioners, you remember when we had to be escorted out of your commission for saying that there had been public meetings and that they refused public health nurses to come and speak to the families. Y'all remember I had to be escorted out because somebody jumped up and called me a slave and a sell-out and a gentlemen said he was going to punch me in the jaw. You are encouraging this by not standing up to this. That's not Chernobyl out there. I mean some of the radiological we're trying to solve for is about the same as you trying to -- as the earpiece you have in your ear. So, look, the Navy cleans it up. The EPA is turning its attention to the cleanup of the shipyard. I want to work with these folks that want to see it cleaned up as great as possible. And thank you.

SABICHE HYDE: Good afternoon, Commissioners. Sabiche Hyde for the record. Recently of the San Francisco Sheriff's Department, director of community correction. I stand here today in support of the EIR being adopted as well as this project going forward. I want to speak to some heartfelt things specifically. I have some things written down, but I want to speak to just the contrivement, just the planning, just the heightening of fear that has just taken place. I don't appreciate it. You shouldn't appreciate it. You're in a position now to be a lot more structurally optimistic in passing this EIR and moving this thing forward. Again, the fear -- the contrived fear -- community miseducation, the community hostageing has to stop. We are all passionate, but we need to be respectful. We are all soldiers. We need to be respected. And, again, all this means, as the gentleman just talked about the hyperbole and all the different things that happened just by creating the passion and creating the falseness and the miseducation. It's like we need to move forward with this whole project. You have the ability to move forward. You have the ability to dehumanize Bayview. You have the ability to create a structural optimism within the Bayview community. You have the ability to stop seeing women cry. You have the ability to see economic resources being filtered through the community. You have the ability to, after almost four decades, to see a community rise up again. It's like I've read the EIRs. I went through every aspect of this in the last two and a half years. For the record, I was initially recruited to be supportive of that conversation and those people that just had the conversation around, well, where should you stand -- Lennar or not Lennar? After educating myself, after intellectualizing myself around this process, I believe that the EIR has not only has issues and challenges, but it also has solutions. We have to go with the solutions, not that we only have to go with solutions, but we have to remember there's human beings at Alice Griffith. There's human beings sitting up and down that corridor that don't have the optimism, that don't have the hope. We can do that now. We can do that as a community. We can do that as leaders. So I just say that to you. Thank you.

PRESIDENT MIGUEL: Thank you.

AL NORMAN: Mr. Chairman, Al Norman, Bayview Merchants Association. I don't know what to say. I mean everything has been said. I done heard every scare tactic in the book. I

done heard you called all the names they been calling us for years. And all the things that you was accused of today they been accusing us of ever since all this stuff started. But I've live in Bayview Hunters Point for 63 years. Some of the horror stories about people getting sick and nose bleed, I have yet to see it. I have yet to -- ain't too much wrong with me. Ain't going to say nothing wrong, but ain't too much wrong with me. And the thing about it is, we trying to move forward. Okay. So you don't want to pass this. So you want us to go back to being relegated to welfare and killing each other, because that's what's going to happen. This project gives Bayview Hunters Point young people hope. And without you being able to pass this and all these little nay-sayers about the ground is poisoned and this, that, and the other. You the planners. You the redevelopers. We depend on you to make the decisions to try to make our quality of life a little better. And all that's going to happen if this thing ain't passed at this time so these young people can move forward and get trained to do jobs there, it's going to go back to the status quo, where they end up starting to kill each other, starting to rob and steal and do -- because you took that hope away from them when they came to you looking for the hope and for you just to pass this EIR so we can go to the next step. We'll go with you all the way. We'll fight with you all the way to the end concerning this project. Lennar didn't ask to come here. We asked them to come here. We asked them to come here because we had no other economic vehicle to come here and help our young people come out here and be able to be trained and be able to get a job and be able to possibly afford to live in some of the housing they're going to build out there. So why you want to take this hope from them right now and we done came this far, because of a few nay-sayers that want to come down here and call you a bunch of names, that want to predict earthquakes that might come. But whatever it is we'll fix it at that time. Don't take this hope away from these young people. Don't take this hope away from my merchants out there who are looking to be doing business with this. Lennar was our financial and economic vehicle to build southeast San Francisco so we can look like all of San Francisco. Why at this late time and date? We've been waiting all these years to be a part of the rest of your city. We going to get this last-minute effort right here and listen to a bunch of nay-sayers who don't live in the community -- claiming to live there -- and doing everything they can to stop this project. I don't want my youngsters out there killing each other and having to go rob to feed their families because y'all took the hope away from them by not passing this project. Thank you.

PRESIDENT MIGUEL: Thank you.

GLORIA BERRY: Good afternoon. My name is Gloria Berry, born and raised in San Francisco. I am here to urge you not to certify the EIR before you, because it is inadequate and does not comply with CEQA standards. I repeat: It does not comply with CEQA standards. We want cleanup, not cover-up. The institutional controls in the air are neither enforceable nor will they protect the people from exposure to toxins. The plan in this EIR is to leave contaminants in the ground and ensure safety with institutional controls such as deed restrictions, forbidding residents to grow food or dig up dirt because of dangers in the soil beneath their homes. There must not be an early transfer. The EIR does not adequately address health risks or early transfer. Early transfer would allow the city to accept a transfer of the contaminated shipyard land before it has been fully cleaned. With the rush of this aggressive development schedule, early transfer allows the city to transfer dirty shipyard land to a private developer whose interests are primarily their own profits. I repeat: Whose interests are

primarily their own profits. You see, I am a Navy veteran, 12 years of service, 10 of them were active duty. My last ship, the U.S.S Mt. Hood was in dry dock at the naval shipyard in Hunters Point. Now, I'm not going to speak in scientific terms. I'm going keep it real simple. However, one word I would like to use is the word "jettison." It's Navy jargon. You see, when OSHA would come aboard our ships to inspect them and we had any liquids or equipment that could be considered toxic or hazardous it would be jettisoned. It looks like this [indicating]. Another word. It consists of four letters. It is the word "wind," w-i-n-d. You see, whether you care about the residents or not of Hunters Point Bayview the wind, w-i-n-d, will -- not can -- but will carry these dangerous toxins to your neighborhoods. Toxins do know district boundaries. And, quickly, I just wanted to refer to the gentleman that brought up the EPA. Well, the EPA during 9/11 did not enforce usage of respirators, stating that conditions were safe. Tell that to all the widows of the firemen and the workers who were down there who died. Tell that to the people who now have respiratory problems, lung disease, particles still in their lungs because the EPA said conditions were safe. In conclusion, this decision before you now is the most important decision facing the future of San Francisco. And I am calling on you to do the right thing and not approve this toxic EIR.

PRESIDENT MIGUEL: Thank you.

NYESE JOSHUA: Good afternoon, Commissioners. My name is Nyese Joshua. I live in Bayview Hunters Point. I am here before you this afternoon urging you as well to not certify this EIR because it does not comply with CEQA standards. Earlier we heard that comments were addressed. The problem is that the comments were greatly inadequately addressed. They are basically a series of blow-offs. For instance, with Wilma Subra's comments, the woman who is now dealing with the Gulf of Mexico issue, she was given two paragraphs in the comments and responses. Deregulating the shipyard is my main concern. As we see industry in the Gulf and how they handled putting the -- constructing those oil wells and now look at what the earth is facing because of deregulation. Institutional controls is also a big problem with this EIR. This EIR does not adequately address health risk -- that's not what I want to say. This EIR -- in terms of the institutional controls they are not enforceable and they are not safe. Right now they're arguing that if the ground were to open up back there, with people living back there, children playing back there, and so on, they don't know when they might get out there. That's in the current EIR. That's still an argument on the table as we stand. There's no firm plan for when people would come out there and fix the ground that might open up because of whatever. Even a tiny earthquake. We just had a tiny earthquake last week Saturday. Health risks related to the chemical concerns at the shipyard were not adequately addressed in this EIR. The issues of chemicals concerning the shipyard remain unresolved. And before my time is totally up, with regard to these agencies, June 1st, there was an article in the Examiner: EPA and Lennar at odds over asbestos dust. So the EPA and Lennar are not in agreement. The EPA did not declare that site safe. There's another article in your packages that states that the EPA employees were forced to lie to Region 9, which is over California, Hawaii. And this shipyard was named in that article and that study. The problem out there is that it's a toxic Superfund site. Development is not the problem is on that shipyard. Thank you.

LAVELLE SHAW: How you doing, Commissioners? My name is Lavelle Shaw, president of Alice Griffith Tenants Association. I've been down there 35 years. I'm also the city-wide vice-

president of the public housing. I hear all these stories -- well, first of all, I want to say Mr. Christopher called y'all whores, I guess. He might be mad because he want to be the pimp, but we ain't going to let him. But we're going to move on to something else. I've been down there 35 years. 35 years I been down there. And you're telling me that we still have to live in the deplorable conditions that we live in. We still have to live in the rut that we live in because of these people who don't live in that rut, living in that deplorable conditions. And so I got to go back to my community and sit there and say, Hey, guess what? We got to stay here another 20 or 30 years and we got to do what we can do to survive. No. No. You need to pass this EIR. You need to give us a new leaf on life. And you need to not listen to all of these real actors over there, because whatever he says I'm not no paid actor. Lennar didn't pay me. Nobody paid me. I work for the City and County of San Francisco. Lennar didn't give me the job and nobody else got me the job. I got me my job. But I've been in my community 30-something years; and I'll be damned if I let some outsiders come and dictate to me what's best for my community. What's best for my community is that we rebuild, we get jobs, we get childcare, and we get education and help in my community. Thank you.

PRESIDENT MIGUEL: Thank you.

JOHN MCCARTHY: I've been waiting about three and a half hours to hear my name, so I'll just start now at this point. Having been a direct participant in the HPS RAB since 2006 and interviewed for the RAB four years ago, my involvement goes back to 1993. My name is John McCarthy. I retired from the U.S. Army Reserve at the Navy radiological defense lab, their former field test site, which was Camp Parks, in '05. If this article in the Chronicle means anything, one should also consider if in the EIR on Phase 2 could even be legal yet. That's very doubtful. The cleanup -- and I'm a sole participant with what's left of the RAB process -- the cleanup at HPS -- the cleanup plan for HPS will still be a long way from adequate implementation, long after this EIR is signed off, if it were signed off in the foreseeable future. This is more at this point than a San Francisco issue. I'm bringing it up in Alameda County -- have been. They have a downwind hazard from here. For those of us who don't adequately comprehend the health hazards, please don't assume that -- don't assume what you don't know. The various regulation agencies are real. Our various regulations are real. Relating to a prior speaker, Hunters Point naval shipyard was a very complicated site. Phase 1 was the least complicated part of this transfer. Only one parcel, compared to Phase 2, which is multiple heavily industrial parcels. I first got involved 17 years ago, early in the process. The RAB, which has a purpose for being there, mainly the environmental and technical issues, is only eight years old -- less than that. They stopped two years ago. Now, there's a follow-on procedure, because things were complicated. Those complications are not going away, regardless of what the City does.

PRESIDENT MIGUEL: Thank you.

REV. ARNOLD TOWNSEND: Thank you, ladies and gentlemen. My name is Reverend Arnold Townsend. I'm going to try to be as brief as possible. I am sympathetic to how long you've been here. And I thank you for being willing to go through this process as citizen commissioners. Let me just say that I really came today and I wanted to talk about the importance of approving this EIR. I want to talk about how much I like what's been done in

regard to transportation in an area that has been very difficult to get to and then to get around on public transit once you get in Bayview Hunters Point. And this project will go a long way to solving that. But after coming here and being greatly insulted, which ain't the first time I've been called names. But I just wanted to say that I discovered -- I think I heard someone say that patriotism is the last refuge of a scoundrel. I also think that when people run out of argument they resort to name calling and they resort to accusations. I believe the argument on this has been made clear by now that every time arguments have been brought up against this project, they have been blown away. Now, one thing I will say. There is some toxic stuff around this project that needs to not be covered but actually be removed. And that's the toxic misinformation and lies and the kind of threats that have gone around this development. That's the toxicity that needs to be removed out of any civilized debate that we're having. Debate is good. It's healthy. I believe it's what's made this probably end up being one of the most outstanding projects in the country because it's got so much scrutiny and so much oversight at this point. And that's important and that's a good thing. But we cannot let, because we feel like we're losing, let our discussion resort to the kind of stuff that we've heard here today. I'm asking you to do the right thing. Look at the facts and approve this project and let's move forward. And, please, let's move forward with that bridge intact. Thank you so much.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Good evening, Commissioners. I'm coming before you because I'm just concerned. I'm not on either side. I sit on the CAC and I abstained from voting for it because I didn't feel comfortable with the information. And it's not that everyone hasn't worked really hard at trying to get all of the data and everything. I just know that I've been a San Francisco resident all my life. I was born and raised here; and I didn't start having asthma until I moved into the Bayview community. I've had three miscarriages since I've lived in that community. And I'm just hearing about this stuff from -- well, I don't know what side. I'm just hearing that some of these toxins can cause these things. I had no clue that those are some of the effects, but this is what has occurred. This is what has actually happened to me. So my concern -- and I'm an electrician as well. We need work. Labor needs work. The first people that will be out there at that site are laborers; and they are the people who will be affected first and foremost. So although I know I need work and I know my brothers and sisters in the trades need work and I know the people in my community need to work, my first and foremost concern is that everyone is safe, because you can work for a certain period of time. But if you're not able to live your life later on, then, you know, what good is it? So I just hope that you guys make the best decision and understand that you have people's lives at your hands.

PRESIDENT MIGUEL: Thank you.

ARNIE STOKES: Good afternoon, Commissioners.

PRESIDENT MIGUEL: Could you speak directly into the microphone?

ARNIE STOKES: Good afternoon, Commissioners. My name is Arnie Stokes. I'm here to ask you to send the EIR back, because I think it needs additional work. I'm a resident of Bayview Hunters Point. I've lived in Bayview Hunters Point for approximately 35 years or so. PG&E

just closed down a power plant in Bayview Hunters Point; and they closed it down because it was producing very fine particulate emissions, so fine that you couldn't see it. But it was causing lung problems for the people of Bayview Hunters Point. So they finally closed down that power plant and they dismantled it, which is a good thing. I'd like to direct your attention to the EIR statement plan, pages 38 and 39. It states that there's plans for a new heating and cooling facility to be included in the project. Now, is this new facility a power plant? And, if so, what are its emissions levels? In other words, are we just going to tear down one power plant to rebuild another power plant that's going to have the same problems? There is not a mention of this power plant anywhere in the EIR. And if this facility is included in the project facility plan, why is it not discussed or analyzed in the EIR? And that's why I think the EIR really needs some additional work. Thank you.

PRESIDENT MIGUEL: Thank you.

MISHA WALLY: Good afternoon, Commissioners, and the community. My name is Misha Wally. I'm a 21-year resident of Bayview Hunters Point. First of all, I would like you to take your time on the EIR. Do not approve it yet. It does not meet the CEQA requirements. Now, I hear the concern of the people that want the jobs. We are a neighborhood that has been disenfranchised for far too long. But this particular project isn't really going to bring the kinds of jobs we need; and there are many other ways to go about bringing those jobs. The main concern I have -- or one of the main concerns I have -- with the EIR is that it doesn't fully address protection of the fragile ecosystem surrounding the Hunters Point shipyard and Candlestick Point area. The Yosemite Slough issue is a very fragile ecosystem. It's a nursery for the fish in the Bay. We have seen the fisheries in the Bay collapse because we have not protected our wetlands and fragile marshes and sloughs. We see what's happening in the Gulf because we didn't take time to make sure that the oil drilling at such depth was carefully regulated; and so the whole fishing industry is collapsing in the Gulf. That's going to affect us. We need to protect what we still have left. Putting a bridge 30 pilings through that area is going to destroy it. And not only that, the bridge is right next to a probably at least 5,000-year-old Ohlone village site. I want to remind us of the way that the indigenous people of our nation believed -- live and still believe -- that we need to look out for not just ourselves and the next generation but for the next seven generations. If the people that came to the Gold Rush had done that, there wouldn't be mercury in the Bay and we could eat fish easily -- what's left of the fisheries. So each step that we take impacts not us, not our children and our grandchildren. It impacts people for at least seven generations. What's the rush? 6,000-page document that has to be reviewed in three weeks? Let's be reasonable. I ask you to take your time. Do not approve this.

PRESIDENT MIGUEL: Thank you.

SUE HESTOR: Sue Hestor. I will leave you a copy for the Redevelopment Commission secretary so that my letter challenging Commissioner Antonini as part of the redevelopment record as well. The insanity of the schedule is not driven by the community. It's being driven by the Mayor's Office and the developer. If you had done a proper responses to comments, you wouldn't have so many people freaked out because of the inadequacies. You had really serious problems raised on the adequacy of the comments by the Sierra Club, the Audubon Society --

people who did really technical comments. Even though she is not here to say anything, I want to direct your attention to the comments by BCDC. BCDC is a responsible agency, which means that this is their EIR, too. And they cited all kinds of information that was lacking in the EIR that would enable them to do their review. They have to review the bridge through the slough. They have to review all of the open space along the park, because that is their jurisdiction. And they asked questions like -- esthetic questions on the bridge on the issues. They said that's one of the things that the law says we have to deal with -- provide information in the EIR. And they got effectively a pat on the head. And I'll tell you what pages it's on. It's on page 1795 their comments start. It was, Don't bother your pretty little head about this. We'll deal with it when we are taking the permit through your agency. An environmental impact report is different than a presentation for approval. An environmental impact report is supposed to be a tested document that is subject to public hearings and comments and responses -- the process that we're in right now. And it is not the same as saying, We will give you all of this at the last minute, and it will be one-sided and there will be no opportunity to test it. Looking at the BCDC comments, they are deadly serious about the parks. Look at the comments by the people from State Parks about Candlestick Point. They were treated incredibly cursorily, shabbily, ridiculously by the staff. You should have tried to do a better job. This EIR has been rushed through the process. The EIR came out the day after one holiday and there were three holiday periods in the comment period. And you have a turnaround time on a document that's 4,000 pages long, 3,000 pages of comments; and you have to integrate those in the time period of three weeks; and the community had the same amount of period with another holiday in it. I guess we have holidays everywhere on this project. This EIR has really serious flaws. It has serious flaws on historical resources and definitely on wetlands. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Hello. Good evening, Commissioners. I'm here to say a few things, but I'm going to speak from the heart first. I live in Hunters Point. Actually, I live on Oakdale, 1030 Oakdale. I've lived there for 17 years. There is nothing wrong with me. I've never seen nobody come to my house, knocked on my door, or anything. I have no idea what these people are talking about. Speaking for me, I am Latin and I live in that community. I have no idea what La Raza or POWER or anything of what these people are talking about. But I am here to state some facts. I just need to take a minute out to say there's no other project that offers 32-percent affordable housing when the law requires only 15. There's no other project that offers 256 units owned by HUD and housing. There's no other project that has taken us, the working-class families, into consideration when building market-rate homes. There's no other project that's giving so much to the community that has been overlooked by our officials for so many years. Ladies and gentlemen, who are we fooling here? We'll never have another great opportunity like this in San Francisco. So please vote yes. Thank you.

PRESIDENT MIGUEL: Thank you. Please. I'll call another series of cards. They may have already spoken. If not, please come. Tammy Ingram. Jenetta Towns. Siddiq Yahad. Daniel Solberg. Do Phat Jo. Wan San Jo. Denny Yang. Ann Huey. Carolyn Blair.

SONNY LOC: Good afternoon, Commissioners. My name is Sonny Loc. I'm a radio commentator. And first I heard somebody talk about like greenhouse gas. I think that gas you

breathe out is also considered greenhouse gas. Can you consider not breathing? And somebody say, no, it's like a global warming thing. Can you read the news? Those climate scientists, they release the e-mail. Global warming is fake. Think about Washington, why they close for one week. There's no government work because of lots of snow. And think about because of we need more regulation. Look at what happens to the Gulf of Mexico. Okay. So oil is leaking. You know what? What they call this? They call it like deep sea vessel. Do you know why they have this name deep sea vessel? Because they operate in deep sea. Why they operate in deep sea? Because the regulations say you cannot drill close to the shore. Is no good. But if this happened in shallow water, that stupid hole can be plugged in easily? Why? Because there's a regulation make it difficult to increase the risk of those people to drill the oil from deep sea. This is too much regulation is not no regulation. And somebody -- I heard a lot of people against it because they say we're not against prosperity, we're not against development, we're not against like a lot of good whole future, because those place are toxic. Okay. This place is toxic. Think about it. We have 250 artists stay there like for more than 20 years. Have you ever seen like a three-legs, four-eyes artist? And have you ever seen like people? Have you seen any toxic count about your head? No, this place is not really toxic, 'cause the Navy, the government spent \$600 million and keep going up to clean up that shipyard. Not for one day, not for one year, just keep going and cleaning that up. Those people say, oh, look at those infomercial. It's a paid advertisement. How about look at the votes? We did on 2008, 60 percent more people say we support this project. Is that paid advertisement? Okay. You let this political whore. I think you try to use all those lies to get your political game. I think you are political whore, Mr. Mohammad.

DOK HU JO: Hello, everybody. Good evening. I can't speak English well. Can I speak Cantonese?

INTERPRETER: My name is Laura Chu. I am translating for Mr. Dok Hu Jo. I'm the president of the Chin Lin Association, which is a Vietnamese family association. Years ago, I've had to go fishing in the Bayview. Now, the land is wasted. Living in San Francisco is very expensive. There is a saying a foot of gold equals an inch of man. You cannot have waste. We need to have home. My children had to move to another state because they can't afford to buy in San Francisco. We have to take care of each other. We have to build more homes, build more businesses. Then there will be racial harmony. We are low income, but San Francisco is a very good town. I hope you will support the project so that my children can come back and live in San Francisco. Thank you.

PRESIDENT MIGUEL: Thank you.

SU ANN: Hi. Good afternoon, everyone. My name is Su Ann, but I can't talk English well. I can talk Chinese Cantonese.

INTERPRETER: My name is Laura Chu translating for Ms. Su Ann. I have lived in San Francisco for 27 years. My children grew up in San Francisco. I think the project, the development, is good for San Francisco. It will bring tourism to San Francisco. It will bring jobs, which is good for San Francisco. That's why I support the project. Thank you.

PRESIDENT MIGUEL: Thank you. Marie Smith. Tommy Tang. Fred Maroney. Pastor Gary Banks. Linda Montoya. Francisco Mayoral. Ashley Anderson. Mario Butto. Charlie Lavery.

SUSAN KELLY: Hello. My name is Susan Kelly. And I moved to the Bayview in May of 1977. And shortly thereafter they had a model of redevelopment for the Bayview. And in all this time nothing has been done. Jobs have come into the Bayview. Certain development has materialized. Jobs were promised to the neighborhood, but they were not materialized. With this project we're hoping that jobs will materialize. With the cleanup that's still needed in the Bayview, why isn't the people in the neighborhood trained by hazmat to clean up some of the problems that we're having in the neighborhood? It still needs to be cleaned. Why not use some of the people who need jobs to clean up the problems that we have and be trained properly by hazmat to do it? That would ensure the jobs will stay in the Bayview Hunters Point, unlike the other jobs that were promised to stay and did not stay.

PRESIDENT MIGUEL: Thank you. Gladys Soto. Kitty Lee. Eugene Wong. Tiffany Carpenter. Marlene Tran. Christina Sandoval.

KITTY LEE: Hello. My name is Kitty Lee. I'm a Realtor in San Francisco for more than 30 years. And I always watching the San Francisco develop. And then I realized Hunters Point, because I usually go up there, bring my kids and then fishing or having the boat -- pleasure boat sail around that area. But then that shipyard's been vacant for so long. And as a Realtor, I would say the owner of the -- ownership -- that means when you own some place which is upgraded and had developed and then not only that area, just the Hunters Point shipyard, but around that area is all be upgraded. And then in our Realtor we always avoided to show Bayview or Hunters Point, that area the housing, because the area is not like Western Addition in San Francisco before. It was also very not maintained well. But recently they have new houses and new shops. So it's been very well. Everybody can see it. And also the Mission and Market -- that area, they also develop and nice condos. And this shipyard area -- the plan I look at it. They going to have the affordable housing and school and the shops and every project, every available facility there. So I would like to have Realtor in the future be proud of ownership and to show that area and especially become most desirable scenery for the tourist, increasing the income for San Francisco. Thank you.

PRESIDENT MIGUEL: Thank you. Sue England. Russ Sturges. Eric Brooks. Mike Lyons. Bradley Wedemeyer.

ERIC BROOKS: Good evening, Commissioners. Eric Brooks. I'm here officially representing the San Francisco Green Party and the local grass-roots organization, Our City, which together represent over 12,000 people in San Francisco, most of them voters. So any of you that are thinking about a political future or anyone watching this hearing thinking about a political future, those are voters that are going to be informed about what goes down in this hearing room today. And so just keep that in mind. Now, as to the EIR itself, first of all, two and a half weeks is not anywhere near sufficient amount of time to put in a written comment. I wanted to do written response to the comments and responses and was unable to do that. I'm an organizer, along with almost every environmental organizer in the state right now that's working to stop Prop 16 on the state ballot. We are totally overwhelmed with that task. I did not have time to

do a written response. So that's critical. As to -- I did look over the comments and responses and saw them to be completely inadequate, glossing over almost every single criticism of the plan and the EIR. Specifically in regard to my comments, I made eight pages of comments, clearly laying out the problems between the sea level rise and chemicals onsite, sea level rise and liquefaction. Sea level rise and liquefaction in this document -- the interactions are not mentioned anywhere in the document to any great extent. They're not covered to the extent that they need to be. And if you look at my comments, you'll see that. I -- at the beginning of my career back in '85, the very first environmental campaign that I worked on was Superfund reauthorization. And we won that campaign in '86. And when we won that campaign, the one thing that was clear to us was that the law was not strong enough, even though we got it reauthorized. And I can tell you that you cannot -- I've followed this because it was my first successful campaign -- I followed this my whole life. You cannot cap a Superfund site and have it work out and be safe for the community. It is not possible, especially with the projected sea level rise that's going to happen. Even the sea level rise as projected under the EIR would create havoc if there were problems like an earthquake out there. So this EIR is completely inadequate. It needs to be rejected. And you at least need to continue this for a month or so that we have time to put in written comments on it so we can really fully address the inadequacies. The handful of written comments that you got back are not enough. We need everyone to be able to address it. Thanks.

PRESIDENT MIGUEL: Dewitt Lacy. Christine Enea. Marsha Dale-LeWinter. Gregory Reed. Doris Vincent.

ARANJO MIMS: Good evening. My name is Aranjio Mims. I think I'm on the list; is that correct? I'd like to address the Chair, if I may. I've been here since 1:00 o'clock. And according to your list, you covered Hunters Point. And most all the time I've been here you have talked about the shipyard. I wonder if you're going to send out another notice and we discuss about the shipyard, not about Hunters Point. Hunters Point is not the shipyard. We talking about the housing. Question. May I have an answer, please?

PRESIDENT MIGUEL: We don't respond to questions. Everything is in the materials.

ARANJO MIMS: Okay. Thank you.

PRESIDENT MIGUEL: Reginald Raynoff. Deshera Johnson. John O'Flynn. Linda Shaver. Dennis Lunsey. Amy Tang. Ouia Wang. Annie Lee. Don Ken Yi. Regina Douglas. Dong Jao. Raymond Rivera. Michael Slivek. Martin St. Estrenza.

REGINA DOUGLAS: Good afternoon. My name is Regina Douglas. I stand here to represent myself as well as my community under the title of Better World Fellowship. I was born in Bayview. I have lived, worked, studied, educated, raised my children, and am there still about the rest of my life. This is a very hard -- this is a very hard decision for me, because I speak and go to many, many meetings; and I listen to many, many of these presentations. But standing here right now -- and I know I may lose some supporters -- but I cannot conscientiously support moving ahead at this time. The reason is because there's too many truths and scientific truths that I just recently became aware of. Now, if I only got the

information in the last couple weeks and you only got the document in the last couple weeks, we're not ready. I am not okay with you asking Bayview to sacrifice our health for development, for jobs, or for anything, because without my health I can't even go to work. And that happened to me just recently as this past -- at the end of last year. And with MediCal and what we're facing, we cannot take these chances. Please, I ask you, do not at this time pass this environmental impact report.

PRESIDENT MIGUEL: Thank you. Felipe Nuno. Gerardo Blum. Charlie Sito. Sonny Loc. Simon Barber.

FELIPE NUNO: Good evening, Commissioners. My name is Felipe Nuno. I am a carpenter from Local 22. And I'm here to support the development of Hunters Point shipyard. And we need these jobs. And I'm here on behalf of my local fellow brothers and sisters to ask you, please, give us these jobs, because we desperately need them. The community needs them. And it will help build the economy. And I was thinking while these people were talking about that there's all this stuff in the air is going on. And if we have rockets that can go out into space and we have this technology such as the atomic bomb that could destroy cities, then we have the technology to clean up the air, whatever is polluted out there. And please give us these jobs, because we need them. Thank you.

PRESIDENT MIGUEL: Thank you.

SIMON BARBER: My name is Simon Barber. And I've lived in the Bayview since 2005. And I bought a property in 2007. I am here on behalf of a neighborhood association. The person who runs it, Shirley Moore, can't attend due to another commitment. The association are a group of people who live on Jamestown Avenue at the top of a hill. And we're all concerned about the height of the properties that are going to be built that may obstruct the view of the Bay and may overlook our properties from behind on the upper part of Jamestown. We would like to have a height limit written into the proposed plan to prevent developers from being able to build buildings that are 30 or 40 feet tall in order to make sure that we maintain the good views of the water for everyone in the Bayview Hunters Point. And that's all I have to say.

PRESIDENT MIGUEL: Thank you.

HAROLD LUMAR: Good afternoon. My name is Harold Lumar. I'm a member of the carpenters Local 22; and I'm here in support of the EIR. You know, I like to say it's very nice to see the diversity of people here. This is what is going to help keep San Francisco like that -- diversity. It's a beautiful city. And, also, I want to speak in behalf of my brothers and sisters who are losing their homes, losing their jobs. And this project is going to be done by responsible contractors. And it's great to see that it will come through. So, please, I support the project. And, hopefully, you'll think about it. Thank you.

PRESIDENT MIGUEL: Thank you. Tim Simon. Dennis Lunsey.

TIMOTHY ALLEN SIMON: Good evening. My name is Timothy Allen Simon; and I serve on the California Public Utilities Commission, but I'm here today to speak as a resident of

Bayview. I live on Jamestown Avenue, as the prior speaker. I also want to express his concerns about any height limitations. I share that same view and that is a concern of mine. But I want to support the Lennar project in moving forward on the EIR report. CEQA is an act. It is a document that is often utilized for a multitude of reasons, including the excessive advancement of NIMBY-ism. And living in the community, I feel that this is a formidable project that enormous research has taken place to advance it. And it's time. It's clearly time. I also want to say that I support the First Amendment. And downstairs, while I was watching, I heard Minister Christopher Mohammad refer to you as political prostitutes or political whores. And I just want to say that speech is a right and the fact that he was asked to be removed for statements of that nature are concerning to me. If all you have been called are political prostitutes in this capacity, I can tell you as an appointee myself, you're not working hard enough. Okay? It's a very common reference for this kind of work. We all know this. And be that as it may, I disagree with Minister Mohammad. I want you to approve this report, move this to the Board of Supervisors and let the next tribunal evaluate the legitimacy of this project. The Bayview Hunters Point needs this. It's time that we have the same quality of life as other taxpayers in this city. And this type of infrastructure investment, this type of diverse collection of housing, retail, and commercial is exactly what the southeast sector of this city needs. And it's your responsibility to not fall prey to the NIMBY-ism and to continue to move this much needed project forward for the community. Thank you for listening.

PRESIDENT MIGUEL: Thank you, Mr. Simon. And if I may, before you leave the front, the request to leave the room was because of the commotion at the door that was disruptive of the following speakers. Fortunately or unfortunately, Commissioners in this city are used to name calling. We understand that it is everyone's right in the public to do so. We may take personal umbrage at it, but we do not correct speakers for it.

TIMOTHY ALLEN SIMON: Well, Mr. Chairman, if I may, since I didn't -- I did view this on the television screen in the spillover room; and there will be those who view this on the government channel. It came across as removal because of speech. So I appreciate you --

PRESIDENT MIGUEL: I had asked that there be no disturbance and there was a disturbance.

TIMOTHY ALLEN SIMON: I appreciate your clarification on that point and the fact that it's on the record, because, again, from television viewers, it appeared to be a chilling restraint.

PRESIDENT MIGUEL: Thank you very much for bringing it up. Thank you.

BRADLEY WEDEMYER: Good evening, Commissioners. I bring you the good news. I think I may be the last speaker. My name is Bradley Wedemeyer and I'm an architectural historian. And before I address the historic resource issue, I just wanted to say that I think the delay that's been caused can be blamed on the Navy and can be blamed on many other places than the people who are here speaking for the cleanup to be done right and for the EIR to be done right. Unfortunately, we've lost a number of years that the restoration advisory board could have been continuing to see that the cleanup be done right. It was shut down illegally by the Navy and not replaced. As far as the EIR, our San Francisco Historic Preservation Commission, when it first heard the EIR, it rejected it because it was completely inadequate in that area as an analysis of

the historic resources. There were arbitrary selections of era -- one era; and other buildings were completely given short shrift. And it was basically a clear and build and ignore the history. And this is the finding of your sister agency -- or commission, rather -- the Historic Preservation Commission. And since then there's been some attempt at addressing that, but it hasn't changed the basic facts that more extensive survey and a more extensive review has not been done and considerations of needed analysis of the historic building resources. I am sorry that there's a divide-and-conquer sort of attitude in the city, where people in the community are so deprived that people are forced to jump at any short shrift of planning. And the adequate review of planning requires a significant period. And we haven't seen that. We have seen less time for an EIR for an entire district of the city than we have for portions of some buildings have a longer review period than for the Hunters Point project. And I really find that troubling and I don't think this report is sufficient and I think it needs more work. And people are not just trying to stall a project. They're trying to have it done right. That's what the RAB was doing. That's what the community has been doing. And unfortunately the powers that be are playing a divide-and-rule technique of pitting us against each other. We all need jobs. We should be building housing for the people that live in the neighborhood, not projecting a majoritarian majority community that's going to have a tremendous change in the balance of the population in that district. We've seen the Divisadero and the Fillmore change; and that's going to happen to Hunters Point.

PRESIDENT MIGUEL: Thank you.

KATHY PERRY: Good afternoon. My name is Kathy Perry. I'm a long-term resident of Bayview Hunters Point and I actually was born in San Francisco in the Fillmore District. I'm here today to say that I would like to urge you all to support the EIR and to pass he this project through. I have been working in Bayview Hunters Point for many, many years and more recently very closely with Alice Griffith residents. And the fact that the City was able to negotiate the rebuild of Alice Griffith is very important, not only to me but to the people that live there. I've also been looking for an alternative. And I don't see any other economic engine that's as big as this that has the potential to not only provide jobs but to provide transformation for those that are living in Bayview Hunters Point who want to create opportunities for themselves. At this point I'm working with some women in Alice Griffith. And they have dreams. They want to have small businesses. They want to do daycare. And this project represents an opportunity for them to do just that. If we don't have any other project available, how could you not push this through? I'm very tired. I've raised my kids in Bayview Hunters Point. They've not had any opportunities. They've had to go outside of Bayview Hunters Point to get any opportunities. Now I'm a grandmother and I don't want to see another generation of kids not have opportunities. So I urge your support for this. And I thank you.

PRESIDENT MIGUEL: Thank you.

MIKE SISLOVIK: Good evening. My name is Mike Sislovik. I'm a member of Local 104. I'm in favor of the EIR getting sent through. My opinion is that it's all beneficial to development here in the city. I mean the other option is to sit there and leave it as it is. I mean there's -- I'm a San Francisco resident, native. I was born here. And there's residents of Hunters Point that are opposed to it and from a view of what option you have there is to stay

how it is. I mean it's dilapidated. It's screwed up. And if we can fix that or make it better, I think it is going to benefit everybody. I mean there's going to be jobs for everyone -- for a lot of people. A lot of people are out of work now. I'm a little nervous. My first time doing it. But I think it really will benefit San Francisco. I mean the Bay is a waterway to San Francisco. It represents us. Hunters Point, how it's looking now, is not a good representation, you know. I mean look at the ballpark. It came out great. It was professionals that came in there. They did a good job. Everyone likes to go to the ballgame, I'm sure. I mean we're enjoying that now. And that's the same way. You didn't hear anything about that when we were building there. We had jobs. And I think it came out great. I think this is an opportunity. It can come out the same way if you let professionals come in there and do their jobs and help us help you, you know. That's my take on it.

PRESIDENT MIGUEL: Thank you.

RAYMOND RIVERA: Hello, Commissioners. My name is Raymond Rivera. I'm also a native San Franciscan. And I come to speak to you on behalf of the environmental report. But more than anything, I would like to see a lot of the residents in this neighborhood get employment and opportunities to get into crafts. I know we no longer have a trade school. I grew up here and I did attend the trade school in San Francisco. I know right now this would be an opportunity for a lot of individuals in the community to get jobs. The bottom line is there aren't good-paying jobs that are, you know, union anymore in San Francisco. We're changing. We are becoming a service industry. And we need these jobs. Unfortunately, it's not a perfect thing that's happening that. But we have a company that's willing to step up to the plate, handle this big project and make it happen. It's not going to happen in one day. It's going to happen over time. And if it's not right, it can be made right in time. But the bottom line: Let's get people in the community working. Let's make this happen right now. We have opportunities for young families who are forced out to have maybe an opportunity to stay here. I'm hoping that you guys will approve this and move on. Thank you.

PRESIDENT MIGUEL: Thank you.

CHONG SING CHONG: Good evening. My name is Chong Sing Chong. May I speak Chinese? I'm going to speak Chinese. [Speaker spoke in Chinese]

INTERPRETER: Laura Chu translating for Mr. Chong Sing Chong. I am a new immigrant. I've been in San Francisco for ten years. I live in the Bayview. I know that area very well. What it lacks is development. That's why I think development is good. It's going to provide jobs, houses. I want to buy a home in here. And I want my children to play and have a home in here. It's going to -- I wanted to -- I can envision that it's going to look like Fisherman's Wharf; and I really would like my children to live in a home. That's why I support the project. Thank you.

PRESIDENT MIGUEL: Thank you.

ANNIE: Hello. Good afternoon. My name is Annie. [speaking in Chinese]

INTERPRETER: I just want to say something. They are immigrants and they are very shy. And it really takes a lot for them to come and express themselves. Laura Chu translating for Annie. I support the project because I need work. I'm a new immigrant. I hope you support the project so that I'll find work. Thank you.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: Hi. My name is [inaudible]. I live in Bayview for 30 years. Okay. I sit here almost three hours, all to say that the shipyard is a lot people is not healthy and cancer. I live there 30 years. I still support the EIR shipyard project. It makes more jobs and safety. We need this. The city needs change. We need to make more opportunity to make it easy for people to get a job. And the City budget will go up. And there will be a lot of space for people to walk in the afternoon, like Fisherman's Wharf. So I support this project. Thank you.

PRESIDENT MIGUEL: Thank you. Are there additional public speakers? If you'll line up in the center aisle, please.

KATHY DAVIS: Hi. My name is Kathy Davis. I work at Bayview Hunters Point multipurpose senior services. And our seniors were here earlier. They had to leave because they can't wait it out as long as I can. I am here because I don't know what else I can say other than the fact that the toxins are already there and the toxins need to go and we need to do whatever effort it's going to take to move that process so we can develop Hunters Point. I've worked for this agency for 30 years. There are a lot of people who can't come up to the mike anymore because they're gone. They waited and they waited and they waited. It is time to move on. It is time to make this happen. It is time to give Hunters Point its due. And if you want to clean up something toxic, then let's get Alice Griffith cleaned up. Let's make the community what we really want it to be. And I've been meeting to death. I've gone to 30 years of meetings. I don't think this process was vetted in three weeks. It's been vetted over a long period of time and people are getting tired. It's just time to move on. So that's the only extra argument I can bring to what everyone else brought to the table, that it's time. Thank you.

PRESIDENT MIGUEL: Thank you.

MANNY FLOREZ: Okay. I'll make it quick, 'cause I'm hungry. President Miguel, President Swig, fellow Commissioners, folks, Manny Florez, Carpenters Union Local 22. Okay. You've heard it all. Okay. You heard some good speeches. You heard some bad ones. What I didn't care about was the name-calling. So don't take offense at that, 'cause those people that did the name-calling need to look in the mirror, seriously. And a couple of comments. And I too -- I've got an 11-year-old son. And I'd be concerned too, these people about the situation out there with the toxins. But you know what? We have the United States Navy, not Lennar. Okay? Over and over again. They're the ones. We're going to knock them down and tell them, You guys ain't no good. I don't think so. We've had committees. We've had people looking over them. Okay. We've had agencies. We've had oversight committees looking at this EIR. You've heard it all tonight. I can't express it anymore. And my brothers and sisters in the balcony, you can stand up, brothers. We all want to see a safe environment out there. Because

you know what? Brothers and sisters here from the building trades are tired, but we're going to keep fighting. And thank you. We wait for your approval. Thank you.

JAMES GOMEZ: Good evening, Commissioners. I thank you for allowing me time to speak today. My name is James Gomez. I'm a proud union member of Painters and Drywall Finishers, Local Union 9113 here in San Francisco at 555 Deharo, located in D-10. I represent hundreds of workers that need jobs and they need jobs now. I stand and rise in support of the EIR, in support of this project. And I also would like to submit on behalf of the State Building and Construction Trades Council of California and over 300,000 members. I strongly urge you to certify the environmental impact report and approve the Hunters Point shipyard project. And I'd like to submit this as a record. Thank you.

PRESIDENT MIGUEL: Thank you. Is there additional public comment on this item?

MEMBER OF THE PUBLIC: Commissioners, how are you guys doing? I'm from the Bay Area. God bless San Francisco. San Francisco has always been the -- was the fifth economy of the world. Now it's the eighth. All this spin-doctoring on chemical plumes. We all know the economy. We all know we're in a depression, as far as I'm concerned. Millions of people leaving their homes -- have lost their homes. Banks foreclosed. Went out of existence. We are fighting two wars. God knows where the money is going. Billions every week or every month to contractors over in Iraq, Iran. No oversight. Cities, counties, states paying the bill since our federal government can't support their mandates that it betrayed on us for many years and we have to reduce. I've never seen where we've been -- where we are. It's all about jobs. Mare Island nuclear submarine base built houses. If there wasn't a residential meltdown, there would be more houses on Mare Island, which is a jewel in the Bay Area. But because of the economy, the squandering of our wealth. This is no joke. People are hurting. The middle class don't even exist anymore. I'll be surprised if any of us vote this primary election, we're so distraught. The demise of what's happening to us. We can't even focus. We're scared we're going to lose our jobs, if you're lucky to have it. I've been out of work for nine months. I can retire. Thirty-one years. Straight out of high school, I started my trade, which I love. Look at this building. You would never see it in the Bay Area. I was part of this. Look at the woodwork. That's what we do as tradesmen.

PRESIDENT MIGUEL: Thank you. Is there additional public comment? If not, public comment is closed. We will take a fifteen-minute break. I wish to remind everyone that, following our return, we will have comments from commissioners from both commissions. Following that, there will be votes. And then we will proceed to the second half of this hearing. Thank you.

[Break from 6:43 to 7:14 p.m.]

MS. AVERY: San Francisco Planning Commission and Redevelopment Agency is back in session. I would remind everyone to turn off your cell phones, your pagers, any electronic devices that may sound off during the hearing.

PRESIDENT MIGUEL: I understand that because of the line outside and the fact that the room was full, there are a very few people who were not able to get in prior to public testimony being closed. So I will reopen public testimony and ask anyone who presently wishes to give public testimony on the item we are discussing to line up in the center aisle. Anyone who has not spoken before?

MS. AVERY: And this is on verification of the final environmental impact report, not on other entitlements for Candlestick Point/Hunters Point Shipyard Phase 2 project.

PRESIDENT MIGUEL: Those will come later. If you'll approach the podium over there. Thank you.

MEMBER OF THE PUBLIC: You said this is not the discussion on the Candlestick Point?

MS. AVERY: On the certification of the final EIR.

MEMBER OF THE PUBLIC: Well, can I just ask one quick question? I just want some clarity on the map of the area they plan on redeveloping down there, because I'm getting two different types of information regarding that. I'm getting two different types of information regarding the development of Candlestick Point. One of them said that a certain area would not be affected, but another said it will be affected, from this map that was mailed out to the residential area, which is this one. So I'm just trying to see the dark spot. What is going to happen with the homes and all the area in that location?

UNIDENTIFIED STAFF MEMBER: If I may, maybe we can have one of the staff behind you clarify on the map what area is affected.

PRESIDENT MIGUEL: Thank you.

MEMBER OF THE PUBLIC: It has some space shaded.

PRESIDENT MIGUEL: Is there additional public comment on this item from anyone that has not spoken before?

MS. AVERY: On the certification only.

PRESIDENT MIGUEL: Yes. If you'll bring the mike down and speak directly.

HOLLY WILSON: Yes. My name is Holly Wilson. And I, too, looked at the map. It's not very clear. Okay? And I would like a clarification of that also.

PRESIDENT MIGUEL: Why don't you put it on the overhead.

TOM EVANS: Good evening, Commissioners. Tom Evans, the lead planner with the Redevelopment Agency. Just for clarification, the map that went out with the notice for the hearing for the redevelopment plan to begin this evening outlined two redevelopment project

areas. Outlined in the hatching here is the Hunters Point shipyard, the entire project area, both Phase 1 and Phase 2. And outlined in the shaded area is the entire Bayview Hunters Point project area, Area B, which was adopted in 2006. And so by CRL, we are required to send out the notice about the project boundary area of the affected project area, although the amendment that we're discussing later tonight only affects a certain portion of Bayview Hunters Point and shipyard project areas.

PRESIDENT MIGUEL: Thank you. Before I reclose public comment, is there further public comment?

MEMBER OF THE PUBLIC: The shaded area it appears to be involves the homes in the Bayview. Okay? The Hunters Point and Navy yard, they were one thing. But then they combined Bayview Hunters Point -- Bayview with Hunters Point -- which was never supposed to be combined. Hunters Point with the projects up on the hill -- apartments, they call them now -- Bayview with the homes below. Now, this map, it seems to me, includes homes in the Bayview, which will be taken over by the redevelopment. Am I correct on that? That's what we want clarification on. And if certain areas of the homes are involved, we want to know what area.

PRESIDENT MIGUEL: Actually, you will have a presentation by staff during the next part of this hearing that should clarify all of that. Is there further public comment? Going, going. Public comment is closed. Commissioner Antonini.

COMMISSIONER ANTONINI: Thank you all for your comments. As you probably know, the EIR does not address whether a project is a good one, but rather that'll be taken up during the substantive part of the project approval. The question that's before us is whether the City has sufficiently and thoroughly analyzed the potential physical impacts of the project, not preexisting conditions but the impacts of the project. There's been talk about the periods of time for comment. And actually we have had, as you know, the DEIR since November 12th, 2009. The period for comments and response has been shorter, but what has happened is many of the same things that were brought up in December are being brought up again. And I think the responses are quite adequate by the staff. And, of course, much of the commentary dealt with some -- did not specifically address the project. And other parts of the comments dealt with their preference for certain options rather than dealing specifically with the accuracy or completeness of the DEIR, which I think it quite well responded to, even the recent comments. Planning Commission and Redevelopment have held a number of meetings on this issue, as has been mentioned; and it's quite surprising. We scheduled, I believe, three additional planning sessions in the months of late April and in May. And the attendance was fairly good, but a lot of people who spoke tonight, particularly with concerns, were not there. And that was a little disappointing because we had scheduled these things precisely for people to come, voice their concerns, and perhaps maybe we could have had a little shorter session today. But, you know, what can you do? This is also supported by the Bayview PAC and Hunters Point CAC have endorsed the project. And, of course, the city's voters, as has been pointed out by, I think, a 68-percent margin approved this via Prop G. And I did read everything completely and I think that I wanted to comment a little bit about some of the confusion between the Prop P and the conveyance agreement. They are actually things that work together. They are not at

loggerheads with each other. In fact, Prop P is, again, a policy statement, whereas the conveyance agreement of 2004 is a binding agreement, has the force of law. So what really happens is the conveyance agreement carries Prop P to a different level. And so -- and some of the language is Prop P says is to remediate to the highest levels possible to allow reuse of property where it's technically feasible and does not make implementation of reuse plan economically infeasible. And the conveyance agreement says remediate and convey this land to the City as quickly as possible in a condition consistent with the City's reuse plan. So, again, I don't think we're dealing with an adversarial situation. Also, I was quite happy with -- there's been a lot of talk about the cleanup. And as was mentioned, there were 22,000 samplings taken. Over \$700 million so far, from what I understand, has been spent on this cleanup, the most of any site in the United States by far. And it was made during the testimony which didn't come up tonight, is that when something that is obviously hazardous is found, it has to be removed completely. If there's something that is found that could be hazardous, if there's 30 years of exposure -- most notably as an example naturally occurring asbestos in the serpentine rock, for one example, then those are things that can be covered, okay? For practical purposes, it only makes sense. And, of course, if it's found that this has not been adequate, then the obligation is for the Navy to take care of that cleanup on their dime in the future if it has to be done. And, of course, I don't know, as was said, you have everyone with oversight. You've got the EPA, you've got the State. And if you don't think they're stringent enough, you've got the City of San Francisco, all having to sign off on this cleanup venture. Then there was a great analysis in the EIR in regards to there's a lot of testimony tonight about health effects. And actually what they did in there is they went through general health conditions in the city at large and Bayview Hunters Point in particular. And, of course, as you might expect, most of the conditions that were found were not the result of environmental exposure to things but rather other causes. And for those that were in relation to something in the environment, obviously, cleaning something up is a lot better than not cleaning it up. And so I think it only makes sense that we proceed with the cleanup. There was a lot of talk about the Yosemite bridge. And I think it does not divide the parks, it does not divide the neighborhood in half. And, you know, there was talk about the sea level rise and there's plenty of space underneath the bridge, even if there were a rise to the highest anticipated level. One interesting point that was made by one of the commenter's that you could have an alternate route around. And I think that route that is traced would probably necessitate the taking of some private property, which actually the redevelopment agreement, if I read it correctly, prohibits or seriously discourages taking of any homes by eminent domain and discourages the taking of commercial establishments, if there's any avoiding it. So, again, to make that route, which I don't think would be that fast anyway, would involve some disharmonies with our agreements. And I think the eight or nine minutes - - if you've ever driven that -- and you can't even drive from some of the points that are in question here -- it probably -- if you could race around there as fast as your car could possibly go, to probably be able to do it in like, you know, eight or nine minutes maybe. I think that -- so I would say that realistically you really don't have an option. And so -- but that's interesting in regards to that. And, finally, in regards to the slough itself, there seems to be commenter's who are saying that it's a natural haven filled with wildlife. And I'm sure there are birds and there are reptiles and all the things that they say and eelgrass and all that and others who are saying it's terribly toxic. So I'm not quite sure. But I think that cleaning it up will only actually help to promote natural life there, much as I saw this weekend I was able to go up to Northern California and I saw a beautiful project up there where they worked at Turtle Bay in Redding

and the same kind of thing. They put a bridge across there and they restored it into a park and I saw some pictures of the way it was before and it shows how we can work in harmony with nature and create a better environment. The salmon runs have actually increased on the Sacramento River because of some of the management that's been done with the temperatures and the lakes and they have four separate runs per year on that. So to say that we can't work in harmony with nature, I don't think is correct. Couple of things briefly. There was some mention of Plan C, the India Basin. And as most of you know, that is a separate DEIR. We just finished the notice of preparation and a DEIR will be coming forward. And certainly that has to be addressed, but that's not before us tonight. And that was separated out for very good reasons, because there is a higher population in that area than there is in the area under consideration and there's a lot more private property. So it makes sense that that be a separate DEIR. And we can deal with some of the concerns on that one. There was another comment about having two agencies, two lead agencies. Actually the lead agency is the City and County of San Francisco. And so this is a project -- a plan certification not a project certification. So, again, it's perfectly in agreement with what I understand to be the CEQA regulations and I don't feel that that's that much. And someone else commented on the historical issues. And there's Alternate 4-A, which we may discuss later on, which certainly deals with the historical aspects quite adequately. And so that's a good point. Finally, the Candlestick Point recreational area will remain essentially the same size, perhaps even get slightly larger. But what will be more important is the part of the land that is used as park land, unless you consider parking lots that are hard to be -- hardly accessible during most of the time as park land. And that was the reconfiguration that State Bill 792 allows us to do. And makes sense, because we're able to increase our traffic and our transit access into the area, which you're certainly going to need if you're going to have all the development there. And in return you create more park land in another part of the site that is previously undeveloped. And, you know, finally I think that the EIR is very thorough. I've read the whole thing and I think it is accurate, complete, thorough, and comprehensive. And I think that as you read all these documents and as you read the comments and then you read the responses, that they answer the questions. And if you have read all the comments and responses as well as the document in the DEIR, then virtually every comment that was made tonight is answered. And so I think it's an extremely good document. Thank you.

PRESIDENT MIGUEL: Thank you. Commissioner Borden.

COMMISSIONER BORDEN: May I ask a couple of questions of the environmental staff just to -- couple questions. First off, can you explain to me -- you said that there was previously an EIS or EIR document done, particularly on cleanup and the contamination, because I know there's been a lot of discussion about the cleanup, but this EIR did not look at the cleanup. It looked at the project. And can you just talk a little bit about the previous document. And you said there's another document coming forth. And I just want to understand that.

MR. MURAOKA: Yes. Stanley Muraoka with the Redevelopment Agency staff. There were actually two previous documents. There was a Hunters Point shipyard redevelopment plan EIR that was completed in 2000. And then subsequent to that was a Navy document, the Hunters Point base reuse EIS. And both of those documents looked at the cleanup of the shipyard. At that time what was contemplated is the existing Hunters Point shipyard redevelopment plan that

called for development of both Phase 1, which is currently under construction, and different land uses for Phase 2. And the Navy, for their part, followed along and they looked at the base closure and base reuse under a number of scenarios, including both the proposed redevelopment plan and essentially a no-project, where the Navy retained ownership of the site. The Navy is under federal orders to clean-up the shipyard, regardless. And so that was studied extensively in the Navy's EIS document and currently going through a cleanup process that has oversight by the federal EPA and by DTSC and our own Public Health Department under those federal cleanup standards. And so that was something that was evaluated in that document. The cleanup is undergoing. And so what we have reported in the current EIR are the current efforts that are being undertaken primarily by the Navy with the federal and state and local oversight to clean up the shipyard to the standards of the EPA. What this project proposes is to follow along with the Navy's cleanup. And if you recall, in the project description section of the EIR, the project depends on the Navy conveying the property to the City. The project cannot occur until that happens. Now, there has been some discussion about early transfer. And that was a remark that some people have made. The early transfer, regardless of who ends up actually doing the cleanup, has to be completed to the EPA standards; and the Navy is ultimately the responsible party for that cleanup under the federal regulations.

COMMISSIONER BORDEN: And in this current EIR and anything that we're looking at, early transfer is not something that we are voting on?

MR. MURAOKA: No. The effects that are evaluated in this EIR are the effects of developing the project. In terms of the timing, what you have reported in the EIR is the time for development of this project. And, again, it's all dependent on receiving the land from the Navy in order to proceed with that portion of the project not Hunters Point shipyard.

COMMISSIONER BORDEN: Sounds like it might be useful to recirculate that document to the public or put that on some Websites, because I think that would help people be able to put the two pieces together better.

MR. MURAOKA: Yes. It certainly is a document that is available through the Redevelopment Agency and through our Website. And we can certainly publicize it in response to your concern.

COMMISSIONER BORDEN: I'll let Commissioner Sugaya.

COMMISSIONER SUGAYA: Yes. Mr. Muraoka, somewhere in our materials -- I don't have it in front of me -- there was a comment with respect to this EIR and another EIS that maybe the Navy is going to undertake after this particular EIR is approved. I have read that somewhere in the stuff that's been circulated.

MR. MURAOKA: Yes, Commissioner Sugaya. The Navy is currently preparing a supplemental environmental impact statement on base reuse. The reason for that is that this project, the Candlestick Point shipyard Phase 2 project, proposes a change in the land uses on Hunters Point shipyard primarily to accommodate the 49ers stadium, because the existing base reuse plan that we had adopted and the Navy evaluated did not contemplate a football stadium.

And so we have proposed changes in the land use plan for Hunters Point shipyard that my colleagues working on the redevelopment plan amendment will describe to you later this evening. In order for the Navy to clear that change in land use, they have to revisit the environmental effects in a supplemental environmental impact statement document. They are currently preparing that. It is lagging the EIR by I would estimate six months, but that is something that will come forward to the public in the very near future. I do want to say that the Navy, separate from the City and the Agency, had conducted a public scoping meetings for that SEIS document. And they have held a number of community workshops. I understand from Navy staff that they will be holding additional workshops in the community.

COMMISSIONER BORDEN: So that portion of the project -- the shipyard-specific -- Candlestick Point-specific area -- could not move forward without that EIS being completed?

MR. MURAOKA: The project as we propose is based on a land use plan that is different than the one we have currently. And so that's the reason why we at the Redevelopment Agency are proposing an amendment of the Hunters Point shipyard plan. The Navy for their part, in order to essentially convey the land to the city, has to update their EIS.

COMMISSIONER BORDEN: So they can't convey the land to us until they've updated that EIS and then we've had a hearing on that document and then certify it -- however their process works?

MR. MURAOKA: Correct.

COMMISSIONER BORDEN: And it would come before the Planning Commission, would it because -

MR. MURAOKA: The EIS is a federal document for the Navy and so it is processed through Navy decision-makers.

COMMISSIONER BORDEN: So perhaps we could have -- I know we did this for the Presidio. Perhaps we could have an informational hearing at the Planning Commission when that document's available, because that deals, I think, with -- a lot of the comments that we've heard today are specifically about the cleanup and that's I think having a public forum here at the city, we could actually allow people to talk directly to the Navy and EPA about that.

MR. MURAOKA: Yes. We'll work on that.

COMMISSIONER SUGAYA: Yeah. If I might, I'd like to second that. As soon as a draft or at some point if the -- to either EPA or planning staff, if the Commission could get a draft copy, that would be really great. If people are wondering what's happening here, Ms. Moore and I only have one vote together.

COMMISSIONER BORDEN: All right. So I have some specific -- I'm going to talk specifically about the EIR and some significant unavoidable impacts. Can you talk about the air quality issue related to BAAQMD and how they can't be mitigated, basically whether there

would be other options around that? Sounds like they're not, according to the EIR. That's because development in general would result in that because greenhouse gases are mostly caused by cars and people that are there. Can you just talk a little bit about that?

MR. WYCKO: Bill Wycko from Planning staff. As you may be aware, although the news media seem to not really cover it, the air district actually did adopt guidelines yesterday. And some areas were addressed, primarily greenhouse gases and toxic air contaminants. At the time we published the EIR, the thresholds and the methodologies were very much in flux. Thresholds are now established, although not in effect until January 1st, based on the air district's action yesterday. We applied the standards in this document. The methodologies, as they're written, guidance. There were discussions with staff throughout our work in progress. That's a large part why they're not effective until January. So what we did was we concluded that there's a potential significant impact, because at the time that the EIR was published there's really too much uncertainty as to where this would land and when they would be adopted and what the substance would be. And in the subsequent analysis that we did, based on the subsequent guidance that they gave us, we did identify some very limited geographic impacts, particularly around the Alice Griffith area, not related to this project but related to an existing use that has fairly substantial emissions. There are emissions that can reasonably be expected to be cleaned up but not through anything that the City -- because of the uncertainty of time of publication and because of subsequent analysis, we do call potential adverse air quality impacts.

COMMISSIONER BORDEN: Can we do better as a consequence then than we anticipated or the same?

MR. WYCKO: Pardon?

COMMISSIONER BORDEN: Can we do better or same than what we anticipated?

MR. WYCKO: The standards are actually pretty much the same. I mean there's been some refinement in the methodological guidance, but it's still got a ways to go.

COMMISSIONER BORDEN: Then the issue of cultural resources. That was another area of significant and unavoidable impacts. And I know there's an alternative in which historic resources are contemplated as -- and a preservation alternative. Can you talk a bit about what sort of substantive difference in the public and in the development with preserving those resources versus not preserving those resources?

MS. GIBSON: The comments and responses document adds a new alternative, a variant alternative and several variants -- Alternative 4-A and that alternative allows for the full development program that is included in the proposed project. And so it also layers on it the preservation of the potential Hunters Point commercial dry dock and naval shipyard historic district. And in order to do that it does shift some of the -- shift some of the development to other areas of the Hunters Point shipyard in order to accommodate the retention of the historic structures.

MR. MURAOKA: To add to what Ms. Gibson has said, specifically some of the R&D square footage wouldn't shift, because under the proposed project it's essentially slated for some of the buildable areas within the historic district. And so with full preservation, those potentially historic resources, the R&D would shift to the land adjacent to that district and with the result that some of the heights of the proposed buildings would increase in order to accommodate that square footage?

COMMISSIONER BORDEN: [unintelligible]. Okay those were some of my questions based upon the EIR analysis. I know what's been said repeatedly and I think that what's hard for the public is today we are not actually talking about the cleanup and the contamination. There are federal documents that deal with that. And there's another federal document on that issue. And I know that's really confusing because people think that we're voting on that issue. And I think that it's important to make that distinction and that's one of the reasons why I wanted the staff to talk a little bit about those documents and have the -- let the public know that there's an opportunity in the future to really dig down deep with that issue, because I think that is the core of the issues that I've heard. I've heard there's three major issues -- the full cleanup. And I think the EIS document and the further analysis is going to deal with that issue. I've heard no early transfer, which is not being contemplated in the EIR or any of the documents that we're reviewing today. We're not making any determinations about early transfer. And then, obviously, the last thing we heard is that people don't trust the developer, which, again, is nothing that we are approving or dealing with today. So the issue of -- a lot of the issues that people brought up related to the cleanup. It seems that there needs to be -- some of our legislators have expressed concerns with the Navy. And it seems to me that there needs to be some conversations going on with the Navy and the EPA and hearings going on there. And our legislators should be taking the issue up with them, because the standards for cleanup are federally set. And I think that someone said that the Superfund site legislation doesn't go far enough. But unfortunately we're not in the position at the Planning Commission to make them do that. And we are, again, voting on a project level EIR, like we do on so many other projects in the city. So that is a difficult thing for people to understand, but a distinction to make. As it pertains to the toxins, I think it goes without saying that everybody wants them cleaned up and that a project of some sort moves us in the direction of cleaning up the toxins; and it has been the reason that the Navy has even bothered to clean up the shipyard at all to date. So I think that cannot be overlooked. The issue regarding the capping, unfortunately, is a federal issue. It's the current standard. Emeryville is a very great example. There are people living in houses there and there's development there and maybe people who have gone to IKEA over there. But Emeryville is exactly the same scenario that's being proposed in Bayview Hunters Point. And to my knowledge there's not been any sort of major new health risks and hazards that are going on there. And unfortunately -- I grew up on the East Coast. This is a pretty common way of approach of dealing with things. And it may not be an approach that we like, but this is something we really need to take up with our federal legislators. I know we have a lot of support from them that's been supportive of this project, which is why we've gotten \$700 million to clean it up. Because I think that this issue has to be worked on with them because they are the people that are actually doing that work. Going through some of the other issues, in terms of the bridge and the Yosemite Slough, in looking at that, I walk -- I live near Crissy Field; and there's a bridge actually in Crissy Field, a pedestrian bridge that many of you might be aware of, that had to connect over the wetlands for the restoration to provide pedestrian

access along the waterfront to the Golden Gate Bridge. And that pedestrian walkway and bike walkway is essential for people being able to enjoy the waterfront at that level. And so I kind of see it akin to that when I look at this bridge. I've been around and around -- do I like it? Do I not like it? But every time I walk to the Golden Gate Bridge, I'm reminded of that were it not for that bridge over the wetlands, I would not be able to have that walk in the morning. And so I kind of find it akin to that. Somebody brought up the issue of maritime uses and I know Pier 70 in its plan plans to address some maritime uses. And, I guess, the largest dry dock on the West Coast is located at Pier 70. And I think that, obviously, the EIR does not necessitate having to address that if that's not part of the plan. But I think I just wanted to bring that up. The state park, if it has toxins, then, obviously, being part of the plan, the cleanup of that park would be part of it. And that's actually a net benefit because it means right now people are running around playing on a park that's toxic; and that is obviously not for the best. The issue of public safety. In no development can we ever a hundred percent ensure people's public safety. And I know a lot of people are concerned about cancer. I was personally born with asthma. My dad is in remission from two forms of cancer. Both my grandparents on my paternal side died of cancer. Cancer unfortunately is rampant in the African-American community. There are environmental factors which we don't even know the magnitude of them all. And then there's hereditary and other factors. So I'm very personally concerned and very passionate about this issue, because I myself am at high risk for cancer and I try not to engage in activities that will give me further exposure. But I guess the point is we can't point to a particular project or a plan as the cause of these things, because unfortunately science has not even caught up to what are the causes of cancer. The highest breast cancer rate in the country is in Marin County and you wonder how that could be. They don't have any Superfund sites in the area where the cancer is. So that's kind of interesting. But I think that there is a lot of work to be done on this issue. And again, I take it this is going back to the EPA and standards that they set and Superfund site standards in kind of getting tighter guidelines put in place if that indeed is the issue that we've determined. Going on to look -- somebody brought up the issue of Hudson Avenue. And I imagine that will be addressed in the transportation study, which I think is coming later. In terms of unavoidable impacts, every single EIR that I've seen have unavoidable impacts, but the statements of overriding considerations usually outweigh those impacts. I think if you look throughout the document the crux of the plan that's been evaluated really has been very minimally updated from the 1996 plan. I mean some of the major changes from the plan are related to the stadium and the jobs and new initiative. But this is a plan that's been around since 1996, when the first environmental study took place was released in 2000. So it's not as if we're just today looking at this project, because I think that there's a lot of background that supports that, in addition to a 2004 conveyance agreement. The issue -- all the issues that have been brought up here really have a lot to do with very impassioned emotional issues. Now, I personally know what it's like to be in a place where you feel like you've been disregarded and disrespected and rejected and now people are throwing you something and you're suspicious of whether or not it's worthy. But I think what gives me solace is that the PAC, the CAC, 280 meetings, a lot of people have discussed and vetted this plan; and actually looking in the EIR, this EIR is not essentially different than the previous documents we've seen in like the Eastern Neighborhoods EIR, which was also very long and rezoned 20 percent of the city. And we did not take extra time to review that document and that actually had even more complex different neighborhoods that we're looking at in this. So if this EIR were dealing with the toxins and cleanup, maybe we'd be having a different conversation. But this EIR is really

looking at project impacts. And looking through the document and looking at the analysis, it's very similar to other documents that we've seen. As with all EIRs, people don't necessarily agree with what the determination of the comments -- the responses to comments. Right. Everybody might agree that there's an issue, but people don't always agree whether or not there was response to the issue as to their liking. And CEQA only requires that comments and responses deal with significant environmental issues. So while there are lots of issues that people have thrown out, not all of them rise to the level of significant environmental issues. I just want to close and just talk -- finally just to get on this issue of the toxins, because I think it can't be underscored enough that it's the EPA, the California Department of Toxic Substances Control, and San Francisco Bay Regional Water Quality Control that really a lot of these issues need to be directed to, because we just don't have jurisdiction in that area. The standards are the standards as they are at the federal level and this plan is not dealing with those standards. This plan is dealing with the standards that exist in looking at the impact of the development. There were five alternatives looked at -- well, actually, I should say five-plus alternatives, because of Option A there. And then there are five variants. And so I think, when you look at the range of development from I think it's 5,000 housing to 10,000 housing units and the shift of what's been examined here, I'm not really sure that more time would give you anything different in that regard, because the issue with the toxins and substances, again, have to be dealt with in the EIS process. And they won't be dealt with in this process. So if I felt that delaying a decision on the EIR would substantively change the outcome of the environmental issues, if I felt that there were environmental issues that were brought up here that cannot be dealt with through the ultimate approval of the project configuration, which is what a lot of people have discussed, then that would be different. But in this view what we've heard today are issues that are not under this EIR's jurisdiction and are not things that cannot be remedied through the ultimate approval of the project itself and in the configuration that we find most helpful. So, to me, this document has examined the project and its alternatives and the range of alternatives that is required under CEQA.

COMMISSIONER LEE: Couple of questions for the staff. There were issues brought up about our response to the state land commission's response to BCDC. I've taken a look at it, through the 7,700 pages, and I want to the staff's comments before -- I meant regarding our response to BCDC and state lands. I'd like staff to provide us some background on our response.

MS. GIBSON: The letter from the state lands commission is letter No. 93; and that is a four-page letter that we divided up into five discreet comments. And for the BCDC letter, that is letter No. 103; and that consisted of about ten pages of comments with that we've divided into roughly 27 individual comments, to which we provided additional responses. And in both cases we addressed each of the comments with detailed responses. We did not just note them as "comment noted." For BCDC, I think that the suggestion was in the public comment that the responses were cursory and did not respond to the information that BCDC noted it would require. And we'd like to note that the BCDC permit review process is ongoing. And it's the fact that they require information for their purposes that is different from what we need for purposes of environmental review. There's oftentimes more detail in design that's required through the permitting process and the design is -- can be evolved or be refined over time. So

the fact -- the fact is that we did provide detailed responses to those letters. And if there's more specific questions, I'd be happy to answer those.

COMMISSIONER LEE: So, generally, with all other EIRs, or draft EIRs, when we get a letter from state lands and/or BCDC, what we normally do is respond, as you have done. But when the permitting actually takes place, this is where the backup information that BCDC requests is when the project sponsor has to provide it? I'm trying to understand the process. Do we adequately address the BCDC's questions? Our EIR addressed 18 different topics. Some of them overlap with BCDC. But I guess the question is those information requests from BCDC are not required for CEQA approval but it's only required when you take out a permit?

MR. MURAOKA: Yes, Commissioner Lee. There are actually two aspects to both the BCDC comment letter and the state lands comment letter. The first aspect is where they make comment that is relevant to the EIR analysis. And so, as Ms. Gibson explained, that's where we respond to essentially their comment on our investigation and disclosure of the environmental impacts of an action that would affect the BCDC or state lands. The other aspect of their comment letter deals more with their permitting process. And that is a regulatory process that they undergo to essentially, in BCDC's case, they would be asked to review and allow the Yosemite Slough bridge. But what the EIR discloses in the analysis is what would be the environmental consequences if that bridge were to be constructed. And so there are a number of different discussions of the bridge spread across the various impact categories in the EIR as well as in the comments to responses document about the environmental effects. The permitting process itself is a separate process. Agency and City staff have initiated discussions with BCDC staff on specifically the bridge and how that would be refined through the permitting process. And that, as Ms. Gibson described, is a process that is ongoing. Similarly, the state lands letter talks about the public trust. And part of the project is to create new open space and new park areas and to remove some park areas that are currently part of state recreation area. It should be noted and disclosed in the EIR that there are portions of the existing Candlestick Point state recreation area that under their master plan has been planned to be improved for open space and recreation uses that have yet to be improved. And so this project proposes as part of its program to do just that, to improve the open space. The state lands letter comments on whether or not these proposed improvements would be consistent with the public trust or not. There is a separate process from this EIR; and that is actually the state lands agreement. The agreement on mapping or remapping, if you will -- the land that falls into this public trust -- that is a separate process from the EIR. The EIR discloses the environmental impacts of the improvement to these lands. Where the state lands would actually end up being mapped is something that is currently being negotiated between the state lands commission and the City.

COMMISSIONER LEE: Right. Thank you. See, my thinking is we've had all these hearings. And I don't think the public understands that, when you look at an EIR, we don't have to determine the adequacy of the level of cleanup is adequate or not. That's always been my understanding. What we're looking at with the EIR is also my understanding, based on all the EIRs, if you do the cleanup what is its physical impact. Am I clear in my thinking on this in this statement?

MS. GIBSON: You're correct.

COMMISSIONER LEE: All right. A couple of items were brought up about the cleanup and seismic. The first thing about seismic is that south of Kearny Street where the B of A building is, all of that west [sic] is all landfill and that the landfill used to be a shipyard. And we have things come in and also has a lot of toxins. As a matter of fact, in '86 I worked on Delancey Street on the Embarcadero. They're on a brownfield site. They're on a seismically landfill active site also. Some gentleman brought up the whole issue of if you have an earthquake. I have a couple of comments. One, like City Hall, we use base isolation to protect City Hall. It could move like 20 feet north, south, east, or west. On Moscone Center uses different techniques because it was later upgraded later. And you have better technology. With the Hunters Point shipyard you do have parts of a landfill. You actually have a hill there that's Franciscan rock, is more solid than the soil that we have in that area. But that part of landfill, I think people have to realize the later you build we have tougher building codes than we had in 1906 or in 1989. And I think the public has to understand that we build now, building inspection through different standards. And the seismic subcommittee instituted new building regulations. Regarding the Brownfields and people saying this whole issue about capping. We've come a long way. I'm probably one of the very few people that actually toured Love Canal. I've been at Love Canal. I understand some of the problems they had. But also understand what the federal government is doing at the Hunters Point shipyard. If you look, there are four areas I looked at for certifying an EIR. You have to look at it first as is it adequate, is it accurate, is it comprehensive, and do we really look at all the alternatives in equal weight. And I take a look at the EIR is stacked right here. But what people don't understand with the EIR here is that aside from the 7,700 pages, they refer to 20 other sample data that the federal government or someone has taken -- samples of what has taken place. What people also need to understand that I was federal OSHA inspector setting Saturdays for benzene and lead. It's gotten tighter over the years, but at all regulations that we had in California actually was tighter years ago than federal EPA. And notwithstanding that, we have a local law -- when Supervisor Bill Maher was supervisor, he added if you move greater than 40 cubic feet of soil, which is about one household, underneath you have to do additional soil sampling. About 20 years ago, the health department hired someone, a civil engineer that's also here, that also has another level of oversight here. And so when you take a look at the different levels of oversight and the 20 samples, the 8,000-plus pages, plus I think there's at least another 10,000 pages of technical documents; and that 10,000 samples really has no relationship with the EIR. Then I don't know if we didn't do our job or the City to explain this to the general public, but when we look at this remember you're looking at alternatives, that you address the alternatives, what physically it's going to look like. When I went through some of the other documents previously reported, these documents on, I took a look at what is the possible exposure, what is the risk assessment, what is risk management. And when we get into the next part of it, we have made a lot of assumptions with greenhouse gases. It's not an exact science. And I think actually the staff has taken a very conservative view about the carbon footprint. Scientists will have different disagreements over carbon footprint. What are you going to use this carbon footprint? Are you going to use CO2 noxious gases? What are you going to use it on? I think the other thing that we may have also recent over kill is people bring up the issues of radiation. I guess there was a health physicist from the Presidio. I took a look at that section. These are [unintelligible] that are buried. It is no

different than if you have a bottle of something that has lead around it you will have no exposure. I don't know if maybe we did not do a good job explaining to the public here this stuff is buried and they're under federal regulations -- OSHA regulations -- for cleanup. Those who handle asbestos they have to go through what they call here a training. They have to be monitored also. That there's oversight by Cal-OSHA. And so what I've gone through each what-if situation, what risks we may have from each one -- the organic, volatile. I think about where -- when we talk about winds, San Francisco is lucky. The winds go from west to east. Most of our pollution actually goes over to Oakland and Alameda, because that's how it is. This is how the water works. This is how the natural environment works. Wind goes from here over east. I've been on Hunters Point shipyard. I've toured it. I've been to the officers club. I've seen a lot of places. I served the restoration advisory board over 20-something years ago, appointed by at that time Dianne Feinstein. So I'm very comfortable with the EIR. And if there's no one else going to speak on Commissioners, I want to move that we certify the EIR.

COMMISSIONER ANTONINI: Second.

COMMISSIONER SUGAYA: First of all, I'd like to thank everyone for their testimony. And there are only a few comments on what I'm going to concentrate on, which is historic resources. Not that I'm not concerned about other aspects of the EIR, but this is what I know most about. And I think the document is flawed. That said, we have some communication from the historic preservation commission. It's a brand-new commission, probably under most people's radar. But I'd like to ask staff, the Planning Commission members -- all of us -- received at least three document, I believe, last Friday that were hand-delivered, mine to my home. It was a real estate analysis. These were all associated with Alternative 4-A. There was a real estate report from CBRE, or whatever their initials are. There are two documents that were more design oriented. In the letter that we received from the HBC today, it says that they only received the CBRE feasibility study on the day of their hearing, which was yesterday. If we received our documents on Friday, why didn't the HBC receive their document either on Friday, or two days, when the agenda was put out?

WELLS LAWSON: Okay. I think it's good evening at this point. This is Wells Lawson. I'm with the Office of Economic and Workforce Development. I'm going to try to respond to Mr. -- Commissioner Sugaya's question. I did want to clarify that the documents that were provided were provided to the Commission -- to the Planning Commission -- and to the Agency Commission and to the Historic Preservation Commission as a courtesy. They are documents that have been in the file for purposes of findings that were made subsequent to certification of the EIR. So they're not actually part of the final EIR package. They're on file at the Planning Department and at the Redevelopment Agency.

COMMISSIONER SUGAYA: However, the HPC had this as a scheduled item. So it seems strange that some of us received the material ahead of time to read for a meeting that was going to take place after the HBC and they didn't receive it until the day of the hearing. It's just a comment. Thank you. I think that my problem with the evaluation I think stems from the approach and the attitude of the plan with respect to historic resources. The context statement that was prepared by CIRCA sets forth, I think, very well the reasons why this shipyard is extremely important, not only to the city but to the region, the state, and the nation. Yet,

despite all of the evaluation that was given to it and the amount of importance that's been attributed to it, the plan and the proposed development hardly recognizes this as that kind of resource. Therefore, the evaluation -- not therefore -- but the evaluation contributes to this because the resulting historic district, in my opinion, is extremely narrowly constructed. It leaves out scores of buildings which should have been included as contributing buildings. They dismissed scores of buildings based on the fact that they're not architecturally significant or distinctive. These are some of the criteria that barred standard criteria. They say that these individual buildings did not in themselves contribute to a significant event; that they did not -- are not associated with significant people -- designers, Navy commanders, or something like that. However, the context statement, I think, sets forth the importance of the base as a whole. And it would seem that what was proposed is too narrow and doesn't encompass what, I think anyway personally, a historic district out there should be. The evaluation, in my opinion, of individual structures and objects should have been with respect to their contribution to the overall understanding of the shipyard and the historic district then constructed around that. Each building out there has its own purpose, of course, but this individually contributed to the functioning of the shipyard as a whole. If you don't have a machine shop, if you don't have an admin building, you don't have warehouses, the place wouldn't have functioned. Yet all these buildings are dismissed as not being important to the shipyard. Quoting from the National Register and California Register with respect to historic districts, it says, A district derives its importance being a unified entity even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship -- interrelationship -- of its resources which can convey a visual sense of the overall environment or be an arrangement of historically and functionally related properties. It doesn't say that an historic district is a microcosm of that shipyard, which the EIR sets forth as reasoning why this historic district as proposed apparently exists. A different approach was taken in the evaluation of Pier 70, which is Port Authority property. I think that evaluation used a more encompassing approach rather than one which focused really on several key and important buildings; that is, of several of the dry docks and then the immediately associated buildings right around it. They kind of remind me of the type of thing that used to take place in historic preservation and the National Register especially, which was to recognize only those buildings that were high-style architecture that were designed by known architecture designers or that were associated with very famous and rich and political people perhaps. That kind of thinking has changed over the years, where now we recognize what are called vernacular buildings, not high-style architecture. They could be cabins. They could be a suburban house, for that matter. And properties that are associated with workers and the labor movement, especially. The whole National Register nomination that the Port Authority had conducted for the northeast waterfront depended heavily on the analysis of labor and labor's contributions to San Francisco's waterfront. Several statements are curious, because in the EIR, it says, as of July 2009, only a fraction of the original buildings and structures remain on nearly 500 acres of available land. That would seem to point out to me that's what left, doesn't that make them even more important? Another quote, As important as Hunters Point was to the World War II naval campaign, it gained significance in its own right in the post-war period through its role as home to the naval radiological defense laboratory. While not as impressive architecturally as the earlier dry dock buildings -- the very early dry dock buildings -- these later military buildings and structures carried out operations critical to the United States' success during World War II -- carried out operations critical to the United States. After the war the shipyard continued to contribute to the success of military

campaigns both as a shipyard and home to rad lab. So I think that argues for a more inclusive approach to the historic district than attempting to create the smallest boundary possible. Another quote, While almost all of the information contained in this document -- which is the EIR -- concentrates on the contributions of the dry docks to the overall development of the shipyard, it is important to recognize the residential portions of the military facility that predated World War II. So if that's the case, why weren't they included in the list of pre-World War II significant property types? Property types are part of the context statement. I don't want to go into a whole lot of detail about it, but it's the kind of resources that the context statement found to be -- considered to be -- important to defining what that historic district should be. Several of the things under the World War II theme in the context statement -- the property types include administrative, yet the main administrative building, which is 101, is excluded as a contributing resource. It says Building 101 itself does not appear to have made a significant contribution to the ship repair function. Though it was the onsite headquarters for the shipyard, most operation functions were directed from Mare Island. I guess if you followed that logic, we could say the operation headquarters in Mare Island wasn't important either because they were getting their directions from Washington. So you could take -- why is Mare Island administration building on the National Register of Historic Places? The same can be said for such things as railroads. It's acknowledged later on in the district nomination itself that -- and I'm quoting -- even today rail line spurs -- can't read it -- spurs and beds remain scattered throughout the project area as reminders of the importance of railroads in the everyday functioning of the shipyard. It doesn't say that these houses and railroads and other objects have to be significant for the specific event. The event is the shipyard itself. Doesn't have to be associated with a particular person or designer. And that's my argument, I think. In addition, the historic preservation commission had some questions about whether there were other resources in the area and whether some of these buildings and structures at the naval base can be rare examples. There was a further investigation at that point of buildings at other shipyards. And they concluded that there might be better examples at Mare Island and elsewhere. However, I think that when they looked at Mare Island as a historic district, which is on the National Register, as I said, they didn't go around and say, Oh, well, here's a better example of a warehouse over here at the naval shipyard at Hunters Point and we'll just leave that one out. It just doesn't make any sense. And it also does not make any sense if the rad lab was so important to the United States and located on the shipyard that those buildings associated with that function and operation weren't also included, because the historic district is less comprehensive, then I feel therefore the alternative become inadequate since they're based on a extremely restricted district. We're talking about the dry docks and I believe nine other structures in the immediate area. If sub alternative 4-A, which purports to save the buildings that are proposed for demolition, is now part of the environmental report as part of response to comments, then I think it should be adopted as the preferred project. And what I mean by that is that the analysis says that the remaining portions of the plan and the buildings and proposals will remain as is except for what Mr. Muraoka said might be possible increases in height here and there for R&D. But my argument is why can't you use the existing buildings for R&D and not have to face that possibility of increased height elsewhere? If the -- There's been a motion and a second; is that right? I'd like to amend the motion. I'd like to extend the concept of the Port of San Francisco's history walk to place interpretive exhibits along the shoreline. I know there's a proposal for a cultural park, but I think that if we had some additional interpretive exhibits along the shoreline where the shipyard is, that would be something we could add to the

mitigation measure itself. I'll make the motion in a second, because I have a second addition to the mitigation monitoring program, which is to -- I think people should agree with this one. In the context statement or in the evaluation report, it's noted that -- I think it's Building 813 is not part of the historic district, but it was associated with the rad lab; and there was a suggestion that that needed further investigation and evaluation as an historic building. So I'd like to add that condition to the mitigation monitoring program so that can move forward. So I'd like to make a motion that to amend the approval to add not a Port history walk but a Hunters Point shipyard history walk in addition to the cultural park. And also to add evaluating Building 813 for its historic significance.

COMMISSIONER BORDEN: I'll second your motion.

COMMISSIONER LEE: I'd like to have staff's comments.

MR. WYCKO: Bill Wycko, department staff. This would not be a mitigation measure. I think the concern would be best addressed as part of the project adoption. We did not identify this as significant impact. And so, therefore, there's not a mitigation. In adopting alternatives, you can modify that alternative to incorporate the features that you're talking about. So I don't think it's relevant to the certification action.

COMMISSIONER SUGAYA: Okay. That's fine.

MR. WYCKO: Thank you.

COMMISSIONER SUGAYA: So we can do it as part of the plan approval?

MS. AVERY: Okay, Commissioners, you have put a motion -- a modification to a motion on the floor with a second. Is that motion now removed?

COMMISSIONER LEE: Yes.

PRESIDENT MIGUEL: Again, I'm calling only on Planning Commission members because they're the only ones signing in. So if Redevelopment Agency Commissioners wish to comment, if you would ring in, I will call everyone in the order in which they ring in. Commissioner Antonini.

COMMISSIONER ANTONINI: Actually, my question was answered by staff as to the point that modification would be more properly taken up during the second part of our hearing, not during the EIR. So that's fine.

PRESIDENT MIGUEL: Thank you. Commissioner Moore.

COMMISSIONER MOORE: I have a question for environmental staff. And that is the use of the word "lower Bay," as identified as a body with impaired water quality in the entire EIR -- and I went over the EIR again to find the boundary definition of lower Bay. And I could not find any map which showed me what the lower Bay is. So when you talk about water quality, it

leaves a very large question mark, what exactly it pertains to. The reason why I'm asking is to the issue of Yosemite Slough in Section 3-M-16 is treated with omitting the fact that apparently there is an environmental investigation spearheaded by EPA going on. Nobody has mentioned as references, even in your EIR. And I'm wondering why. I know that you're excluding the slough from the EIR as not part of the project. But because the slough is a water body and not a piece of land, where water is indeed a moving body which goes into your project area, I'd like to know why you have chosen to do that.

MR. WYCKO: Bill Wycko again. I'm not sure if I'm the best person, but perhaps I can start. My understanding is that the issue you're talking about is addressed through the redevelopment plan. In some ways it may be analogous to include the responsibilities that are assigned for shipyard cleanup that are assigned to EPA. My understanding is that this issue is addressed in the redevelopment approval actions; and what we dealt with was the water quality issues specific to the project specific to the bridge. So, unless I'm misunderstanding your question --

COMMISSIONER MOORE: No. I think you understand my question. But perhaps Mr. Muraoka could answer it more precisely. If it is described somewhere in mitigating measures, I think it needs to be stated as a problem in your project description. Would you have another comment to that, Mr. Muraoka?

MR. MURAOKA: My comment is consistent with Mr. Wycko in items of what we evaluated as a project impact. There are overall impacts to water quality that we do report on in the EIR that would not be a project-related impact. Is that what you're alluding to?

COMMISSIONER MOORE: I'm talking more about the existing condition.

MR. MURAOKA: Existing condition. We reported in the EIR document about existing conditions within the project and the vicinity. We did not specifically report on conditions further out in South Basin. And actually that is not part of the proposed project. The project is essentially a landslide project, except for two areas where it does get within the water. One is Yosemite Slough and the crossing of the bridge. And there is a project boundary there. There is a larger study area primarily for biological impacts that was evaluated by our biologist for impacts in terms of ecosystems and habitat areas. And then the other area where we evaluated conditions within the water was the shoreline improvements that are proposed as part of the project to reinforce the bulkheads within the shipyard and to make shoreline improvements within the area of the state recreation area.

COMMISSIONER MOORE: So if I hear you correctly, in the future any additional cleanup work on the slough would be simultaneously monitored by all involved agencies, including yourself.

MR. MURAOKA: That's correct. Our involvement in the monitoring is specific to the area where there would be both construction impacts which are of a temporary nature that are larger than the actual project boundaries that will cross into the restoration area and, also, in terms of what will be permit conditions within the slough.

COMMISSIONER MOORE: I appreciate your comment. My second thought is, again, related to Yosemite Slough. I think it would have been very helpful to the Commissioners sitting here to see a visual simulation of the bridge. I think as a political development, it is indeed an object which people would like to see. I appreciate Commissioner Borden's comment on the Crissy Field bridge. This is a more massive and more extensive bridge because it carries significantly higher loads, will be visually more prominent. So I do think there is indeed something amiss not showing that. And even if it deals more particularly with BCDC, I think us commenting on the appropriateness of the esthetics, we would have liked to see that. Which brings me to another point that generally I think the EIR is very good in esthetics, visualization, and analysis; but one area which I would have personally liked to see more clearly expressed and committed to is the impact on height with buildings imposing against the backdrop of San Bruno Mountain, particularly as you're looking at it in View 16, southwest from Mariner Village. You're barely showing that. It doesn't quite break the ridge line, but I think it would have been really great to see a commitment from the developer to keep the entire mountain range intact. And I believe that the project would be stronger if indeed you would do it -- what your project philosophy tries to say -- tries to simulate, the hill topography of the downtown San Francisco and find a way to replicate it in your project. Here I think you're missing that a little bit. But that is an esthetic comment and I hope that can be caught as you're moving forward. Thank you.

PRESIDENT MIGUEL: Thank you. Commissioner Singh.

COMMISSIONER SINGH: Thank you, Mr. President. We started this project for the last ten years. And there are so many hearings and I don't know how many more hearings we need. It's going to be 10,000 homes and more, 30 percent below market, affordable homes. And I think there is the minimum situation. And so even we approved today, still is going to go to the Board of Supervisors, who has the final authority to approve it. So I move this motion.

PRESIDENT MIGUEL: There is a motion from the Redevelopment Commission. Is there a second? Commissioner Covington.

COMMISSIONER COVINGTON: Thank you, Mr. President. I would like to second the motion.

PRESIDENT MIGUEL: Thank you.

COMMISSIONER COVINGTON: And I would also like to thank everyone who came out this evening. It's very important that we hear from you. This has been a long and tedious and grueling meeting and I appreciate your steadfastness. I also want to point out that people of goodwill can disagree. That is always possible. And I think that happens frequently. I don't hold any ill will towards anyone who does not agree with me. And I do not hold suspect their mental capacity because they don't agree with me. I wanted to point out something extremely important. The last two ladies who came to the podium were concerned about the map that was presented to them. And I want to make very, very clear that there is no provision for eminent domain for private homes in the Bayview -- absolutely none. There is no caveat. There is no

provision for eminent domain in the Bayview for private homes. Now I will go to the business at hand. What we are tasked with today is to certify that the final EIR is adequate, accurate, and objective and has been completed pursuant to California Environmental Quality Act -- CEQA -- and the state CEQA guidelines. I submit to my fellow Commissioners on both sides of the aisle that this is indeed the case. I feel that that these documents -- all 7,700 pages -- lay out in great detail all of the things that are being proposed and that be looked at exhaustively by a great many learned people here and elsewhere. The CEQA standards are addressed. I think that a number of speakers said that the draft EIR does not comply with CEQA. I feel that it has. We have had many people express concerns about the level of cleanup. I was happy to hear some of my Commissioners mention that this is up to the Navy. The EPA has the oversight for this cleanup. It is not just the Planning Commission, the Redevelopment Commission, the City and County of San Francisco. There is oversight on the part of the state, on the part of the federal government. We will do our part. There is not a Commissioner in this room who does not want that site cleaned up so that when we retire we might want to move there and enjoy the amenities that are now going to be in the southeastern section of the city. Yosemite Slough. I tell you I learned so much in these documents. I did not know there was such a thing as eel weed. Had never heard of it and know quite a bit about flora, not so much about fauna. And I didn't know that there was a burrowing owl in that area. I was not only happy to know that they, but that their future survival has been addressed in these documents. So I'm very satisfied with that. As to parking issues, the 51 parking spaces that are basically being eliminated, Parking and Traffic Commissioners will definitely want to hear you talk about those issues. So this is not the last go-round for that portion. I wanted to reiterate this is not an early transfer. And that this process and release of documents have not been rushed. Ten years is not a long time. And I would suggest to you that if you were to ask members of the PAC and CAC if any of this has been rushed, they would say this is the slowest rush job they've ever seen, because they have met ad nauseam about these items. They have come before the Commission, taken time out of their family time to come, and speak to us in the evenings about these issues. I really appreciate the stick-to-it-iveness of the PAC and the CAC members. This is the kind of work that can potentially make you a target in your own community. And to be able to stand your ground with people who disagree with you loudly and profanely is quite a feat. So I salute the members of those two bodies. I agree that the height limit should be looked at and really reviewed in detail so that those people who now enjoy views hopefully can continue to enjoy views. When we are working with 702 acres of land, it seems that we should be able to figure out a way to do that. I wanted to say, also, that I learned that Professor Stefan Ramsdorf of the Potsdam Institute for Climate Impact Research in Germany has come up with a semi-empirical approach to predict sea level rise. And for those of you who are much better at math and formulas than I am, I refer you to page number 97 of Volume 7 of the EIR. This is the level of detail that has gone into this presentation. Very, very, very little has been omitted. Very, very little has been undebated. The sea level rise and the mitigations going into the next one hundred years or so I think are good. And I wanted to emphasize that. There was also some discussion about new parks. And the letter from the California State Land Commission. There is something here that I think it is important to point out. And that is that in this letter, on page 3 -- I encourage you to read it as well- it says, according to the proposed plan, various parks within the first two developments would off a full range of passive and active uses. Uses would include community gardens, basketball, tennis and volleyball courts, shaded pavilions, children's playgrounds, and restrooms. I think all of these are fabulous uses. But it goes on to

say that it is important to note that these are local uses. These are not the kinds of things that the public office for land handle. They handle open space. They handle things for all of the citizens of the state. These are local things that people want to do. Playing volleyball. So that they could not have an either or -- We either have state land or we have recreation and parks. We have plenty of both, which is a wonderful thing. It's more than 200 acres of park land -- new park land. Our children need this space to run around, to be healthy, to be active. A healthy body does not begin when you're middle-aged. It starts when you're young. The more you exercise the more, you get out, the better off you are as you approach your 60s and 70s. This is proven. And I look forward to visiting these parks and community gardens. I second the Agency adoption of the EIR and I would be happy to chat with any member of the public after the meeting if you would like to speak to me. I'm always happy to talk to people, as my fellow Commissioners know. Thank you.

PRESIDENT MIGUEL: Thank you. Commissioner Olague.

COMMISSIONER OLAGUE: Yeah. I'll be brief. Who laughed? I will. I'm going to be really brief. I did want to acknowledge some things that have more to do with process maybe that I think need to be sort of brought up again, like maybe it's water over the bridge at this point. But I did want to clarify that I think some of the concerns that the public raised about the time spent with the document were completely legitimate. A lot of people were saying, Well, it's a 20-year plan. It's a 10-year plan. We've been going to thousand dollars of meetings. That's not the point. The point of that is the draft EIR was published November 12th of 2009, just before the Thanksgiving Day holidays; and then the ending of the comment period was just around Christmas time. So I think even at that time these draft documents were made available to the public it was hundreds and hundreds of pages of very dense material that had to do with a very controversial project, with data and information that I think is pretty hard to get through. So I think that some of the concerns that the public raised about the amount of documents that we were forced to get through with the amount of time, I think, are completely legitimate. And so people wanted to mention it, but that's fine. Also, the comments and responses document. I only had three weeks with it. And, you know, I have a full-time job and it was really hard to get through all the documents. And then in addition to project documents, we also had constant amendments and changes to the documents. So it was kind of hard to track all of it. So it actually what's, for me -- I'm going to speak for myself, not for the other Commissioners, because I've heard many contradictions on this -- it was a very difficult process and really hard to get through all these documents. So I think it's -- it's fair that some people -- it had nothing to do with the amount of time and the number of hearings. It had to do with the very limited time that many of us had to spend with these documents. And this is just -- you know -- I don't know -- maybe a third or a quarter of the documents that we had to go through. I think that there was some mention earlier of SB 792 and the cultural resources. And I'm wondering whether someone from staff could explain to me what SB 792 is and how that relates to at least research and conversations that were had with the Ohlone people. Also, since we're here, POWER submitted some documents that I thought had legitimate concerns. I just wanted to raise that for the record. Another consistent concern that I see raised in many of these letters, including those from Senator Leland Yee and Senator Mark Leno, even the one that wasn't amended and the one that was amended. There isn't one from Leland Lee that's dropped from the sky, so I don't think he amended his letter. There was also the same comment raised in

letters from the Sierra Club and the Potrero Hill Democratic Club. And they all relate to the fact that, I guess, Proposition P supports a cleanup as opposed to a capping of certain parcels. And the present EIR fails to present an alternative to an alternative that includes the full cleanup and removal of contaminants from parcels. This is as required by Prop P. So that seems to be raised in several of the documents from the public that we've received. So I just wonder if you have any responses to either of those two things.

MS. GIBSON: I can respond to your first point regarding -- you mentioned SB 792 in regard to cultural resources. And I believe perhaps you meant to reference SB 18.

COMMISSIONER OLAGUE: Yes. That's right.

MS. GIBSON: SB 18 has to do with consultation with Native American groups. And San Francisco is a charter city and is not subject to SB 18 section however. And, also, SB 18 is separate from the CEQA review process. It's a separate process. But nonetheless --

COMMISSIONER OLAGUE: It seems to me that it still relates in some ways to the cultural resources.

MS. GIBSON: It had -- it does address cultural resources and specifically consultation with Native American groups when the -- there is amendment of a General Plan -- a General Plan amendment. And so in this case the city, as a charter city, is not subject to it. But we have undergone and are in the process of consulting with Native American groups. There's been -- the City initiated, through a letter to Native American groups that are officially listed with the Native American Heritage Commission as well as others who have requested to participate in the process. We've held meetings and have had other meetings that we've invited folks to attend. So the process is ongoing and is, again, separate from the CEQA process.

COMMISSIONER OLAGUE: And you think -- you would say it's separate, even though -- did it all relate to the cultural resources that were documented for the -- and reviewed in the EIR?

MS. GIBSON: There is a relationship in that --

COMMISSIONER OLAGUE: And even the historic resources?

MS. GIBSON: The subject of the consultation is in regard to identification of archeological resources on the project site, discussion of the -- in the event of discovery of these during the process, having Native Americans participate in the reburial of them if possible, or other treatments for them. So ensuring that they are engaged in the process during construction and prior to construction.

COMMISSIONER OLAGUE: And you don't have a response to my second point that was raised in all these documents. That's fine. Okay. Well --

MS. GIBSON: We can respond.

MR. MURAOKA: Commissioner Olague, we have Amy Brownell with the Department of Public Health, who has been working on cleanup at the shipyard for --

COMMISSIONER OLAGUE: My question really related more to Parcel P [sic] and the lack of an alternative that was reviewed in the EIR, which was raised by the Sierra Club and other community organizations. So that was probably what my point was -- about Prop P. If you could just address Prop P, that would be great.

MS. BROWNELL: Commissioners, Amy Brownell, with the San Francisco Health Department. I've been working on cleanup of the shipyard for 17 years. Proposition P called for the Navy to clean up the shipyard to an unrestricted residential level or to the maximum extent feasible. Because the Navy cleanup and decisions made by regulatory agencies who are overseeing the Navy cleanup are not part of the project -- that's not what is analyzed in the EIR, the Proposition P and the subsequent board resolutions are not directly applicable to the project and to the EIR. However, I can state after all these years of monitoring what's going on, they are cleaning up to the maximum extent feasible, especially for parcels that are transferring next year. The level of cleanup and cleanup standards that they are using they have determined in their records of decision in their process that that is the maximum extent feasible and the best cleanup that they can provide. And --

COMMISSIONER OLAGUE: So Prop P is more or less a policy statement? Is that what you're saying?

MS. BROWNELL: Correct. Prop P is a policy statement --

COMMISSIONER OLAGUE: That's good. I think my question was answered. Thank you. As far as -- you know, I think that someone mentioned idea of retiring to this new development in the Bayview. And I would argue that on my salary I don't think there is going to be a possibility for me to even afford one of the affordable units, unless there's, like, dedicated senior housing for very low-income seniors available onsite. So I think that some of even the affordable housing units that are being considered are still out of reach for many of us who are renters and live in San Francisco.

PRESIDENT MIGUEL: Commissioner Breed.

COMMISSIONER BREED: Thank you. I will definitely be brief. A lot of the points or questions or concerns that I had were actually addressed by Commissioner Borden and Commissioner Covington. So I want to thank you all for bringing up some really great points. I want to thank the public for coming out and hanging here in this late hour, although we still have business to move forward with and I know some of these things that I say will be repetitive and I'll try to go as quickly as I can. The transportation situation and the EIR was really important to me. And I think one of the biggest concerns I had were the issue around Innes Street and lack of details around the impacts of Innes Street in particular, because of the route into the shipyard. And so the comments from a number of groups and individuals about how transportation was a big issue. In addition, the comments from the Commissioners from the Redevelopment Agency around transportation was a significant issue; and some of those

questions were addressed. But I don't feel as though they went far enough. And so I am looking forward to not only approving this EIR and moving forward but delving into the actual Bayview Hunters Point plan in order to make sure that we address community concerns appropriately, for example, the community benefits package and all of the opportunity that will exist. I am ready to dig deep into the benefits package and dig deep into the plan as a whole. The EIR is to study the impacts. And we have said this over and over again. There is so much to discuss with this proposed plan in the future. Right now I am definitely prepared to move forward on the draft environmental impact report, because I do feel wholeheartedly that it has not only met the requirements of CEQA but has exceeded the required public comment period. The Redevelopment Commission did extend the comment period -- instead of 45 days, we had 60 days. We had an additional public hearing. And so we went above what was required, although I understand that this is a lot to read. These documents are lengthy. They're detail-oriented and, you know, it was very difficult to get all of this, in addition to having a full-time job and graduation time and everything else. And so I would like to see us moving forward, especially with looking into the Bayview Hunters Point plan, which has been discussed in the draft form. We have a draft of the plan. It's already public. It's something that we can start looking into now and talk about and meet and prepare information so that we can deal with that on a more thorough basis. But as far as this draft environmental impact report, I think it is time to move forward on this matter. And then I just also want to add that there's an edible garden at Alice Griffith. It's an amazing garden and I actually met with a number of residents there as well a number of the residents who are very close to the shipyard -- people who are coming to the meetings, who don't have a desire to come to the meetings, and who really are skeptical about even moving this process forward and not understanding clearly of this environmental impact report. And I've said this in the past and I'll say this: In moving forward, we need to make sure that we are over the top on community outreach as it relates to this project as a whole. This is like no other project that exists. And so we need to treat the reporting, the approvals, the hearings, and everything else like nothing we've ever done before. And so in moving forward, I want to continue to stress that we do that and we continue to different means of community outreach in the community and moving forward. So with that, I want to support moving this project forward. And thank you so much.

PRESIDENT MIGUEL: Commissioner Bustos.

COMMISSIONER BUSTOS: Good evening, everyone. Thank you, President Miguel. First, I want to thank you, Commissioner Olague, for bringing up the issue of the Ohlone community. As everybody knows on the Redevelopment Agency, that has been one of my things that I've been pushing, to make sure that we do talk to our First Peoples here. It was their land and they deserve that respect. I may sound like a broken record, but I was born and raised here in San Francisco in the Mission District. And I say that because I'm proud to be a native San Franciscan. There aren't that many places in San Francisco where you find a lot of natives and I know there are lot in Bayview Hunters Point. And sort of what frustrates me is that you have people who come -- I have people who come to the Mission that say they're from the Mission, but they're not. And I know that there are some people who came today saying they were from Bayview and they're not. So what I usually do is try to listen and if I see those who live in the community, those who work in the community, what they're saying. I heard two very distinct things. One, we need to clean up. That was made loud and clear. And, two, we need to move

forward. We need to do so something. We can't stay paralyzed. We've got to move somewhere. I mean it's -- this is a community that, you know, prior to dot-com, prior to gentrification, no one paid attention. And they deserve -- they deserve to have parks. They deserve to have housing. They deserve to have jobs. They deserve to be able to say, You know what, we have a great retail location to go to. And you know what, in San Francisco, there's always an opposition to something. You can build a church and there will be an opposition to it. So what I'm trying to say is, You know what, we're hearing you. I think all of us here have said we have to clean up and we have to make it right. But when we talk about historic preservation, I love architecture, but we also got to talk about the historic preservation of the community and the people that have been there when no one else cared, when many of these community groups, whether they be local or national, didn't even bother. There were communities of people there that stuck it out. And so what I'm trying to say is that we need to move forward and let's -- let's keep our eye on the cleanup. Let's keep our eye on the benefits. Let's keep our eye on the work and make sure that it goes to San Franciscans. Let's keep our eye on making sure that everything is done to the best and the right way, because it's the right thing to do. So I move -- it's already been moved. I support moving this forward so that we can take steps towards cleaning this place and creating wonderful change for the community that deserves it and deserved it a long time ago.

PRESIDENT MIGUEL: Commissioner King.

COMMISSIONER KING: Well, I've been here since the beginning. I was here ten years ago, twelve years ago, when we first selected Lennar to come. And I think pretty much Commissioners listen to the people. And now I think it's our job to make the commitment. So I want the call to question, because I think we've covered it and I've covered it. And we voted unanimously the last time. Hope we can do it this time, because I think we can look -- we're looking out for the public. Everybody can see it -- the whole thing. So I want to move it. I want to call for the question and hoping we can get a unanimous vote out of it.

PRESIDENT MIGUEL: Commissioner King, your president and myself would like to make just brief remarks, if that's all right with you. Thank you.

COMMISSIONER KING: Because I think we're beating it to death a little bit now.

PRESIDENT SWIG: We probably are beating it to death. And I'll be brief. I'm also a native San Franciscan. I grew up in the northwest corner of San Francisco, so the southeast was foreign territory to me. But one thing I deeply appreciate about this process and my participation, the Development Commission is the opportunity to learn about one of the most sacred neighborhoods in San Francisco. And I appreciate people like Espanola Jackson, who has personally taken the time to introduce me to her neighborhood, guide me around her neighborhood so I can get to know the neighborhood enough to make competent decisions. It was stated the Bayview Hunters Point neighborhood is a forgotten community which is held hostage. That's arguably true; however, I think not by myself or my fellow Commissioners. While that should be the impetus to move the overall project forward, the approval of the EIR is predicated on a myriad of other issues which are referenced in the EIR document itself. The completion of the EIR has been a mammoth task which has made a deep impression on me at

least. So first I'm going to add on to Commissioner Breed's thank you. The CAC and the PAC -- boy, they deserve huge amounts of thanks. The hours -- hundreds and hundreds of hours that they've put into dealing with their community in a conscientious and competent fashion is fantastic. Its countless contribution of hours and their passion and the -- their willingness to put their feelings and their passions on the line has been hugely important. The professional staff, the Mayor's Office of Economic and Workforce Development. I was teasing Tiffany about the bags under her eyes because I know that the Mayor's Office of Economic and Workforce Development has been working into the early morning hours, where we may see the early morning hours today. But the public should know about this group just does it until they get it right. And the same with the Redevelopment Agency. And so I don't have to make this statement again in the next session -- in reviewing the documents that we'll see in the next session -- the City Attorney's office has pulled off some amazing feats to be properly prepared for activities that we are benefiting from tonight. There have been countless consultants and advisers who, although many of them have been paid, which deserve -- they deserve high amounts of praise for their focus and their diligence. Commissioner Covington referenced the fact that we hear nice things said at the podium and some not so nice things. That I really applaud all people who step up to that podium, whether they insult me or not, I don't care. What's more important is their communicating feelings -- their feelings. They're communicating their point of view as part of the community; and that's critically important and what makes this system fantastic. So I thank those who stood at the mike, regardless of what you said. Thank you for taking the time to show up and spending hours here. And, finally, especially the BVHP communities for their persistence over decades now to not only put up with this process, but some -- in some cases some very unfathomable living conditions, which I hope change as soon as possible. We Commissioners have received cartons, binders, and pages of documents which have been provided. Copious documentation of the redevelopment and rebirth of the southeast section of the city of San Francisco. And maybe it is the point of analysis paralysis, as Reverend Brown referenced earlier this evening, but it's well worth it because we know that we have looked under every pebble, every stone, everything that we possibly could to make sure that we are acknowledge and thorough in this process. Speaking for the Redevelopment Agency, we have heard hours of public testimony as well as read unlimited notes and documents from both professionals and staff and through community meetings. And we have made best efforts to respond and understand all of the public's concern and we'll continue to do so. My studies of the aforementioned cartons, documents, and pages were extraordinarily educational for me, thoroughly based on my earlier review of the DEIR. I found -- based on my review of the earlier DEIR, I found the responses to the concerned parties detailed, constructive, and complete in their substance. My previous concern related to environmental impacts and transportation; and those have been satisfactorily answered. I also -- if I was making specific comments, I would ask you to refer to Commissioner Antonini and Commissioner Borden as well as Commissioners Breed and Covington's comments, because I share them all. So I won't be redundant. And I take my vote very seriously, as I realize that the approval of the EIR allows a significant change in the southeast sector of this precious San Francisco land. Benefits of change will considerably allow improvements of the physical environmental and economic quality in the area. And I am confident that the EIR meets a satisfactory standard. And, therefore, I emphatically support its passing to allow moving forward with the redevelopment of the area. Just quickly and finally, with regard -- just some details -- with regard to the continuing cleanup, if you attended our Redevelopment Agency

Commission couple of weeks ago, you heard Mr. DaCosta request that we get commentary from the Navy the next time that we have an educational seminar on the cleanup. We had one two weeks ago and we'll continue to get updates as the shipyard goes through its continuing cleanup. And we do listen to the public and we'll invite somebody from the Navy to show up and give us their point of view as well the health department and other involved parties. It is time to move on. I don't believe that this has simply been vetted in three weeks. It's been vetted over ten, fifteen years. And I really share Commissioner Covington's point of view that I'd like to see it before I'm gone. And what I'd really like it to look like -- a gentleman referenced the fact how much he loves the ballpark and that area and south. Mission Bay, that's a huge success. That development is hugely successful. It converted what was an unproductive area of San Francisco into an amazing new neighborhood. And I can only hope that BVHP converts into an equally amazing new neighborhood. And that concludes my comments. I'd also like to thank my fellow president for running the first half of the meeting. I can only hope that the second half I can survive. Thank you.

PRESIDENT MIGUEL: Thank you, President Swig. I have to go back to the Reverend Aurelius Walker's comment that he has attended well over 200 meetings; and I'm sure he has, as have many of the people who spoke today and are still here today. I had the pleasure of attending some of those meetings in the Bayview of both the PAC and the CAC -- nowhere near 200 -- because I wanted to hear the questions raised and I wanted to hear how it was coming along within the community itself. The comment that came earlier today that this is a long neglected area of San Francisco is undoubtedly perfectly accurate. This is a project that can reconnect the Bayview Hunters Point and Candlestick Point areas to San Francisco. They literally have been disconnected for decades. It's wrong. It shouldn't have happened. It did happen. It was a result of many, many things -- of having different types of industrial areas, of having different types of thinking that created situations such as Alice Griffith; disconnecting entire communities from their neighborhood, from the street grid, and literally isolating them from the city in general. I think we today understand how wrong this has been over the years. I have some knowledge of the happenings in District 10, having lived in that district for some 34 years, although not as far out perhaps as Bayview Hunters Point; but I interface through organizations with people from that district all the time. We don't always agree, but I greatly appreciate their thoughts and I certainly appreciate the public that came forward today. Sitting behind the gavel, I play a little game on major projects and I count the speaker cards. We had 125 today, in case you're interested. I have literally read the material that is sitting in front of Commissioner Borden. It was sitting in my office that's in my home. A couple of my young grandkids still don't believe me when I said that I did it, because it's always beyond the young ones. I find that the EIR conforms to CEQA, that it is adequate, that is objective. And I have made comment on so many EIRs that they sort of pushed on the objective end. But it is comprehensive. I think it covers the subject matter. I think this project has a long way to go, that this is the start. It's about time it got started, both for years and for tonight, at some twenty minutes after 9:00 o'clock. So I thank President Swig, I thank the input from the Commissioners from the Redevelopment Agency. As I said at the very beginning several hours ago, I think it gives us a chance to at least communicate and understand what each other is thinking. The staff has been excellent, not just tonight but in answering questions as we've come along on this. Ten hours of special hearings, informational hearings recently at planning, and questions being answered continuously. There will be more interaction with the public

over the next number of years as something happens to the benefit of the communities in the southeast area of San Francisco. And I look forward to being a part of that. Secretary Avery, if you would call the --

MS. AVERY: Planning Commissioners, there's a motion on the floor to certify the final environmental review document. On that motion, Commissioner Antonini.

COMMISSIONER ANTONINI: Aye.

MS. AVERY: Commissioner Borden.

COMMISSIONER BORDEN: Aye.

MS. AVERY: Commissioner Lee.

COMMISSIONER LEE: Aye.

MS. AVERY: Commissioner Moore.

COMMISSIONER MOORE: No.

MS. AVERY: Commissioner Sugaya.

COMMISSIONER SUGAYA: No.

MS. AVERY: Commissioner Olague.

COMMISSIONER OLAGUE: No.

MS. AVERY: Commissioner Miguel.

PRESIDENT MIGUEL: Aye.

MS. AVERY: That motion passes 4 to 3, with Commissioners Moore, Sugaya, and Olague voting against. Thank you, Commissioners.

MS. SOLIS: Commissioner Breed.

COMMISSIONER BREED: Aye.

MS. SOLIS: Commissioner Covington.

COMMISSIONER COVINGTON: Aye.

MS. SOLIS: Commissioner King.

COMMISSIONER KING: Aye.

MS. SOLIS: Commissioner Bustos.

COMMISSIONER BUSTOS: Aye.

MS. SOLIS: Commissioner Singh. Vice-president Singh.

COMMISSIONER SINGH: Aye.

MS. SOLIS: President Swig.

PRESIDENT SWIG: Aye.

PRESIDENT MIGUEL: I will now turn the gavel over to President Swig for the five o'clock portion of this meeting. We have to switch some equipment up here, so we're going to take a five-minute break. Thank you.

[Break from 9:21 to 9:32 p.m.]

PRESIDENT SWIG: Okay. Good evening. It's now 9:32, where it was supposed to be 5:00 o'clock in the afternoon. And I'd like to get started again and remind you that this is the special joint hearing of the San Francisco Redevelopment Agency and the San Francisco Planning Commission. Welcome again to the public and radio and TV listening audiences. For those who are -- didn't get the announcement at 1:00 o'clock this afternoon, please turn off all pagers, cell phones and other sound-emitting devices during the meeting. If you wish to speak, please fill out a speaker card for the item which is called and the item on which you address either of the commissions. Please state your name -- very important -- state your name for the record before you make your statements and please limit your remarks to three minutes. And this portion of the agenda is not intended for debate or discussion with Commissioners or staff. Please simply state your business you wish the Commission or staff to be aware of. If you have any questions you can follow up with staff or Commissioners during the break or after adjournment. There will be a break absolutely at 11:30 p.m., as many of us have cars in the Civic Center parking garage and we wish not to have housed for the evening. It is not appropriate for Commissioners to engage in debate or respond on issues not properly set in a publicly notified meeting agenda. And, for press and the public, please stay within the designated seating area. You have the speaker podium. And members of press are requested to film or record the Commission meeting from the side area of the designated public seating area to my right and your left. And the filming or recording equipment should not interfere with the public's view of participation in the meeting as well as presentation materials before the Commission. These guidelines are in the spirit of promoting open and orderly public meetings. And your continued interest in both the Agency, the Commission, and the Planning Commission meetings is welcomed and greatly appreciated. Before I ask Madam Secretary to call the first item, I'd like to let you know what's going to occur so it catches nobody by surprise. First of all, we will have the reading of the Planning items. Then we will have the reading of the Redevelopment items, as they are separate from each other. Those are Items 2

through 9. Then we will hear public comment at the same time on all items, both Planning and Agency items. And then, as we did in the last session, we will have a common session for both Agency and Planning Commission comments and questions on the Agency and -- on all items. Then President Miguel will ask for a call on the Planning items and there'll be a roll call and a vote. And after that is complete, the Planning Commission may adjourn, if they would like. And then the Redevelopment Agency will go through our call on our items and at the end of that we'll adjourn. So I think I got it right, Madam Secretary. So with that, would you please call the agenda items?

MS. AVERY: Thank you, Mr. President. For the Planning Commission, we'll hear Items 2 through 9. Item 2 is a consideration for a motion adopting environmental findings and a statement of overriding considerations under the California Environmental Quality Act and State guidelines in connection with the adoption of the Candlestick Point Hunters Point shipyard Phase 2 and related actions necessary to implement such plans. Planning Item 3 is consideration of formulating a resolution to approve amendments to the Bayview Hunters Point Area Plan, the Transportation Element, the Recreation and Open Space Element, the Commerce and Industry Element, the Land Use Index, establishing the Candlestick Point Subarea Plan, the Hunters Point Area Plan along with other minor General Plan Map amendments. Planning Item 4 is consideration of formulating a resolution to approve amendments to the San Francisco Planning Code by establishing the Candlestick Point Activity Node Special Use District, the Hunters Point Shipyard Phase 2 Special Use District, and to establish special height provisions for the Candlestick Point Activity Node Special Use District and the CP Height and Bulk District, and special height provisions for the Hunters Point Shipyard Phase 2 Special Use District, and the HP Height and Bulk District. Planning Item No. 5 is consideration of formulating a resolution to approve amendments to the San Francisco Zoning Maps by amending sectional maps SU09 and SU010 to establish the Candlestick Point Activity Node Special Use District and the Hunters Point Shipyard Phase 2 Special Use District; amending sectional maps HT09 and HT010 to establish the CP and HP Height and Bulk Districts. Planning Commission Item No. 6 is consideration of formulating a resolution to approve the Candlestick Point design for development document, the Hunters Point Shipyard Phase 2 design for development document and corresponding technical amendments to the Hunters Point Shipyard Phase 1 design for development document for the Candlestick Point Hunters Point shipyard Phase 2 development project. Planning Commission Item No. 7 is a consideration of a resolution establishing findings of consistency with the General Plan of the City and County of San Francisco and with Section 101.1 of the City Planning Code for the Candlestick Point/Hunters Point Shipyard Phase 2 development project, including amendments to the Bayview Hunters Point Redevelopment Plan, the Hunters Point Shipyard Redevelopment Plan, and for various actions necessary for the implementation of the project. Planning Commission Item No. 8 is consideration of a resolution establishing findings of consistency with the General Plan of the City and County of San Francisco for proposed amendments to the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyard Redevelopment Plan, as part of the Candlestick Point/Hunters Point Shipyard Phase 2 Project, recommending the approval of the amendments to such redevelopment plans, and making office allocation findings pursuant to Planning Code Sections 320-325. Planning Commission Item No. 9 is consideration of formulating a resolution to providing a Planning Cooperation Agreement between the San Francisco Redevelopment Agency and the San Francisco Planning Department

for Zone 1 of the Bayview Hunters Point Redevelopment Project Area and Phase 2 of the Hunters Point Shipyard Redevelopment Project Area.

PRESIDENT SWIG: Madam Secretary, thank you. And before the Redevelopment Agency items are called, let me clarify what must have been a Freudian slip. After the Redevelopment Agency items are called, we'll have a staff presentation. I think it was kind of wishful thinking that maybe we'd just go into dialogue and public comment, but we'll have a staff presentation on all those items. Madam Secretary, would you please call the Redevelopment Agency Commission items.

MS. SOLIS: Thank you, Mr. President. Agency Action Item B, adopting environmental findings pursuant to the California Environmental Quality Act, including the adoption of a mitigation monitoring and reporting program and a statement of overriding considerations, for the Candlestick Point Hunters Point Shipyard Phase 2 Project; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas, Resolution No. 59-2010. Agency Action C is approving the report to the Board of Supervisors on the proposed Redevelopment Plan Amendment for the Hunters Point Shipyard Redevelopment Project Area and authorizing transmittal of the report to the Board of Supervisors of the City and County of San Francisco, Resolution No. 60-2010. Agency Action D is approving the proposed Redevelopment Plan Amendment for the Hunters Point Shipyard Redevelopment Project Area and making findings under the California Environmental Quality Act; and recommending adoption of the proposed Redevelopment Plan by the Board of Supervisors; and submitting the Agency's recommendation, including the proposed Redevelopment Plan, to the Board of Supervisors; Hunters Point Shipyard Redevelopment Project Area, Resolution No. 61-2010. Agency Action E is approving the Hunters Point Shipyard Phase 2 Design for Development and corresponding technical amendments to the Hunters Point Shipyard Phase 1 Design for Development; Hunters Point Shipyard Redevelopment Project Area, Resolution No. 62-2010. Agency Action F is approving the report to the Board of Supervisors on the proposed Redevelopment Plan Amendment for the Bayview Hunters Point Redevelopment Plan Amendment and authorizing transmittal of the report on the Redevelopment Plan Amendment to the Board of Supervisors, Bayview Hunters Point Redevelopment Project Area, and Resolution No. 63-2010. Agency Action G is approving the proposed Redevelopment Plan Amendment for the Bayview Hunters Point Redevelopment Project Area and making findings under the California Environmental Quality Act; recommending adoption of the proposed Redevelopment Plan by the Board of Supervisors; and submitting the Agency's recommendation, including the proposed Redevelopment Plan Amendment, to the Board of Supervisors; Bayview Hunters Point Redevelopment Project Area, Resolution No. 64-2010. Agency Action H, approving the Candlestick Point Design for Development, Bayview Hunters Point Redevelopment Project Area, Resolution No. 65-2010. Agency Action I is authorizing the Executive Director to execute a real property transfer between the Redevelopment Agency of the City of County of San Francisco and the City and County of San Francisco for certain City property at Candlestick Point; Bayview Hunters Point Redevelopment Project Area, Resolution No. 66-2010. Agency Action J, authorizing the Executive Director to execute a public trust exchange agreement between the Redevelopment Agency of the City and County of San Francisco and the City and County of San Francisco, the California State Lands Commission, and the California Department of Parks and Recreation in furtherance of the Candlestick Point Hunters

Point Shipyard Phase 2 Project; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas, Resolution No. 67-2010. Agency Action K, authorizing the Executive Director to execute a Park Reconfiguration Agreement between the Redevelopment Agency of the City and County of San Francisco and the California Department of Parks and Recreation for the reconfiguration of the Candlestick Point State Recreation Area in furtherance of the Candlestick Point/Hunters Point Shipyard Phase 2 Project; Bayview Hunters Point Redevelopment Project Areas, Resolution No. 68-2010. Agency Action L, authorizing the Executive Director to execute a Disposition and Development Agreement between CP Development Co., LP, and the Redevelopment Agency of the City and County of San Francisco, the "Agency," and an Interagency Cooperation Agreement and a Tax Allocation Agreement between the Agency and the City and County of San Francisco, and a Planning Cooperation Agreement between the Agency and the Planning Department of the City and County of San Francisco for the development of Candlestick Point and Phase 2 of the Hunters Point Shipyard; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas, Resolution No. 69-2010. Agency Action M, making findings pursuant to Sections 33445 and 33445.1 of the California Community Redevelopment Law for the funding of installation and construction of public improvements related to the Hunters Point Shipyard Redevelopment Project Area; Hunters Point Shipyard Project Area, Resolution No. 70-2010. Agency Action N, making findings pursuant to Sections 33445 and 33445.1 of the California Community Redevelopment Law for the funding of installation and construction of public improvements related to the Bayview Hunters Point Redevelopment Project Area; Bayview Hunters Point Project Area, Resolution No. 71-2010. Agency Action O, commending the Hunters Point Shipyard Citizens Advisory Committee and expressing the intention of the Redevelopment Agency of the City and County of San Francisco to consult with the Committee on the implementation of the Candlestick Point/Hunters Point Shipyard Phase 2 Project, Resolution No. 72-2010. Agency Action P, commending the Bayview Hunters Point Project Area Committee and expressing the intention of the Redevelopment Agency of the City and County of San Francisco to consult with the Committee on the implementation of the Candlestick Point/Hunters Point Shipyard Phase 2 Project, Resolution No. 73-2010. Mr. Director.

MR. BLACKWELL: Thank you, Madam Secretary. Well done. You should get yourself a glass of water there. The staff presentation for these items will be led by Michael Cohen, the director of the Mayor's Office of Economic and Workforce Development. And he will be presenting in tandem with staff from both the Planning Department and the Redevelopment Agency. Mr. Cohen.

MR. COHEN: Thank you. Good evening. For the record, Michael Cohen, director of the Office of Economic and Workforce Development. As Director Blackwell indicated, I'm going to give a bit of an overview and then we'll have staff from Redevelopment Agency, Planning staff as well as staff from Economic Development to walk through the specific items that are before you today. I'm a little bit torn. I know it's late. And, frankly, in the comments from Commissioners in both commissions, you covered a lot of materials I was going to talk about. But by the same token, we have been at this a long time. There's a lot to cover here. So I hope you'll indulge us a little bit in that regard. First, I want to talk a little bit about process. And on a project which is as complex and important as this one, and particularly in a community like

the Bayview Hunters Point, process does matter. And I have to say I am immensely proud that this project has been directly shaped by the absolute best kind of community-based planning. You probably heard it from me before, but we have been iterative, we have been thorough, we have been inclusive, and we have been completely transparent in our process around this project. Perhaps most importantly we did not come to the community, we didn't come to policy-makers like yourselves or other City departments at the end of process with a fully baked plan and say, Please tell us what you think, review, and comment. Quite to the contrary, we engaged key stakeholders on this project from the very beginning and we said, Engage at every step of the process. The basic underlying redevelopment plans for these areas were conceived even before a developer was selected, in the case of the shipyard all the way back to 1997. Those plans identified opportunities and constraints and they set forth general policy goals and objectives for the revitalization of these long-abandoned lands. Then we engaged in a public debate about whether to select a massive developer and how. And the community ended up playing a very active role in that competitive bidding process. Then with our development partners and community stakeholders we spent years refining these goals and objectives into more specific plans. Those efforts initially culminated in 2004 with the approval of the Phase 1 DDA and then continued on to the redevelopment plan amendments and the project approvals that are before you now. In addition, from 2000 to 2004 -- and this was really at the direction of then brand-new supervisor Sophie Maxwell, City staff, and a number of local and environmental justice leaders collaborated on negotiating a legally binding agreement with the Navy that governed the cleanup standards for the Navy's transfer of the shipyard. That agreement was approved and signed in 2005. I actually want to pause for a moment. One of the folks who participated in that is a long-time Bayview advocate by the name of Jesse Mason. Some of you may know Jesse has been quite ill, so we just wanted to send our thoughts out to him and his family. The really intensive community-based planning on the combined development of the rest of the shipyard and Candlestick Point together began in earnest in 2006. That process led to the creation of a comprehensive conceptual framework document. It laid out all the essential land use public benefits and financial elements of the project and after extensive debate and discussion was endorsed in 2007 by the CAC, by the PAC, by the Redevelopment Agency commission, and by the Board of Supervisors. Then in 2008, this project took the rather extraordinary step of going to the voters via Proposition G. It was debated in every district in San Francisco. I know that because I did them. And it was overwhelmingly approved by the voters in every district in San Francisco. Among other things, Proposition G made it official city policy to move forward with this project as expeditiously as possible. Someone reminded me that tonight happens to be the two-year anniversary of the passage of Proposition G. From that time, over that two-year period every single element of the project, which had been laid out in the conceptual framework, which had been refined and laid out in greater detail in Proposition G, was then broken down -- the transportation plans, the affordable housing plans, the open space plans, the urban design plans, the infrastructure plans, the economic development and workforce, and financing plans -- all were broken out separately and went through more and more and more of discussion, debate, revision, and amendment. There were hundreds of hours through the PAC and the CAC. They have a committee structure, because every PAC and CAC member can't be an expert in everything. So they picked subject matters that they're most interested in and they dived deep through that structure. And I want to second the comments that were made earlier. We owe a tremendous debt of gratitude to the PAC and CAC members. They served without any financial benefit. They

served tirelessly and they have the courage to stand up and be counted. But we didn't just stop - and we hear all the time that the outreach could be better, and it's true. We never get perfect coverage in our outreach, but we tried. And one of the things people said to us was, you know, everyone won't come to a PAC or a CAC meeting. So we took our meetings to the residents of Alice Griffith. We had regular meetings at Alice Griffith. We had regular meetings with the artists. We had weekend workshops. We had meetings with all the neighborhood groups surrounding the site -- in Visitacion Valley, India Basin, Morgan Heights, and beyond. As was mentioned previously, that community-based planning process achieved a major milestone last week, when both the PAC and the CAC overwhelmingly endorsed the project documents and the project approvals that are in front of you. In addition to this extraordinary level of community-based outreach, something that gets less attention but is in many ways also very important to a successful evolution of a project, is that from the very beginning there were dozens of City departments and agencies that were brought in to help shape the project. The MTA, DPW, the Mayor's Office of Housing, Rec and Park, the Department of the Environment, the PUC, the Workforce team within my office. And, of course, Planning and Redevelopment have taken the laboring oar. Each of these departments has valuable expertise that was incorporated in these project documents. Each of these departments represents a point of view that was reflected in these project documents. And each of these departments has a commission who held many, many, many more public meetings and who provided us direct policy guidance on the development of these plans. As a result of this thoroughness and inclusiveness, we have also achieved near total transparency. Anything anyone wants to know about this project has been discussed in public. Usually it's been covered on TV or the radio. We have all of these documents in the main library and local library in the Bayview. They're all on the Internet. If you want to know about this project, there is a resource available to you. Ultimately, we understand that not everybody is going to support this project, that it is -- it's unreasonable to expect that on a project this big, this complex, especially in a city like San Francisco. But the notion of the project is somehow moving too fast without enough public participation is, I think, just utterly contradicted by the facts. Interestingly, over the last year or never, as these plans have matured -- and I think both your commissions may have experienced this -- we have received relatively little criticism on the key elements of the plan itself. I think this is largely because these plans so faithfully honor the prior iterations of community input and policy guidance that underlie the plans themselves. In fact, last time week Angelo King, who is the chair of the Bayview PAC, remarked that as he was going through these thick binders of project documents that he took comfort from the fact that everything in those binders he'd seen before and in many cases he had seen them for many years. Instead, most of the concerns which have been articulated about this project have largely centered on four things -- cleanup, which we talked about a lot before; Lennar; the 49ers; and fears of displacement. And I want to briefly touch on all four of these. The point was made, I think, very clear that the cleanup of the shipyard is the responsibility of the United States Navy. It's under the jurisdiction of the EPA with support of a whole host of other regulatory agencies. But I will say -- and we presented recently to the Planning Commission, the Redevelopment Agency Commission, to the Board of Supervisors, to the PAC and the CAC, just earlier this week to the Department of Public Health Commission what the status of the cleanup is and why we have a high level of comfort with the way things are progressing and how they will continue to progress. For one thing, the shipyard is the beneficiary of this incredibly overlapping set of regulatory jurisdictions at the federal, state, regional, and local level. And this is important, in part because if you're a skeptic and you

don't necessarily believe the City's Department of Public Health or Mitch Katz and Amy Brownell and the work that they've done, you have to actually believe that EPA and DTSC and BAAQMD and CDPH and Regional Water Quality Board and everybody else have gotten it wrong too. The second thing, that after 20 years and tens of thousands of soil and groundwater samples and studies, we know so much more about the condition of the shipyard now than we did before. We actually have the knowledge to begin to demystify the cleanup and to understand and articulate why it is safe. And after 20 years and over \$700 million spent, vast portions of that cleanup are effectively complete. We also take comfort in the fact that the standards that the regulators used for the cleanup are very conservative. We hear a lot about caps and covers, but the key point -- and it was made I think by a couple of speakers -- is that everything that has to come out of the ground comes out of the ground. The regulators' standard for what can stay behind, which is true at every former industrial site anywhere in the United States where you have low-level industrial materials that are widely spread, the standard they use is that you could be exposed to those low-level materials every day for 30 years without having a health risk. But because EPA considers 30 years short-term, they impose the additional added protection of saying that the buildings and the roads and the parks and the project itself will provide a further barrier that will allow people to use this land safely indefinitely. In this regard, at the time that the shipyard is developed, it is essentially comparable to other brownfield sites all over the Bay Area -- includes Emeryville and includes Mission Bay and includes almost the entirety of the city of Pittsburgh, Pennsylvania. That is not a new idea. This is not a radical idea. This is what is happening all over America as we speak. I also mentioned earlier that back in 2004 the conveyance agreement was entered into after extensive vetting, public discourse. It provides a process whereby if and when the regulatory agencies certify in writing that the property is safe for its intended use under our redevelopment plans that the City will accept that property. As to Lennar, all I can say is this: When Lennar was selected through the competitive process in 1999, they were selected for two primary reasons. One was because they had experience with large projects. But the other was that they had the financial wherewithal to stay the course over the long haul. And they have. Over the last 11 years Lennar has spent a lot of money on both Parcel A and on this project. And even in the face of the worst economic crisis since the Depression in this country, they did not abandon this project, as so many developers did to so many projects in cities all over the country. Another concern that we hear a lot about is why we are working so hard on this project if the 49ers may move to Santa Clara. And the answers there are two-fold. First -- and I think Mr. Policy alluded to this in his public comment -- regardless of what happens next week in Santa Clara, there is a significant amount of uncertainty about whether the 49ers can finance a stadium there. And it is very likely that it will be a number of years before we actually know where the 49ers' new stadium will be. Second, Proposition G, the conceptual framework, and numerous other formal declarations of City policy directed us to do two things. On one hand, they directed us to preserve a world-class opportunity site for a new 49ers stadium, which with the help of the NFL and Carmen and others, we've done. But those policy directions were equally clear that this project is so important, that the public benefits at stake are so great, that we must move forward with this project with or without the 49ers. For that reason, our work on this project has involved creating both a stadium and a nonstadium alternative. So that's all right. We can skip the visuals, if it's going to come with music, although I kind of liked it. Anyway, so we have -- because we have this directive that we have to do this project with or without the 49ers, we took a rather extraordinary step, which is these

document plans have both stadium and nonstadium alternatives. Now, you'll see quite intentionally that the vast majority of the project is the same whether the 49ers come. And because there is sufficient development that needs to occur in areas outside of the area where the stadium would be, the project documents anticipate really five to seven years when we can reserve the current site for the stadium to see if that opportunity can come to fruition without slowing down, because we have enough work to do in the vicinity. But at some point, if the 49ers fail to avail themselves of this opportunity, we'll move forward with the nonstadium alternative. The nonstadium alternative in the entitlement provides a range of much more commercial use or mix of some more commercial use and residential. Finally, as to the fear of displacement. And this is a very legitimate fear. It's one that needs to be respected. It is important that this project is in some respects 180 degrees different than the failed urban renewal projects of the '60s and '70s, first because these lands have been abandoned for so long there's actually no one here to displace. As a community member said at the PAC meeting the other night, the only thing being displaced by this project is toxins. Second, the ground-up community-based planning on the project that I described earlier stands in stark contrast to the old school, old style, top-down urban renewal planning of decades gone by. And as a result of these plans being so well shaped by the community, they have a laser focus on making sure the project provides direct tangible benefits for the community, especially around jobs and job training; economic development opportunities for local businesses; housing across a range of income levels, including the complete rebuilding of Alice Griffith; and basic amenities that the rest of San Francisco takes for granted, like ample transit, good parks, and diverse retail options. Clearly, 30 years of doing nothing with this land hasn't done anyone any good. You know, it is true that these project documents don't answer every question about where every street and pocket park will go over the next 25 years. And I think some of the Commissioners' comments earlier were right on, that this is going to be a very involved and iterative and transparent and inclusive process for many years to come. Nor will these plans solve every problem and challenge facing the Bayview Hunters Point. What these plans do is they provide a thoughtful process for these details to be refined over time. And, most importantly, the project approvals provide a structure and a framework for a massive investment of capital into southeastern San Francisco with strict requirements that prioritize delivery of key public benefits around parks, jobs, and affordable housing at every stage of the development. And these ground rules apply to whoever is developing onsite. And if our experience from Mission Bay is an example, over the years we'll have many. A lot of work has gone into getting to this point. I appreciate Commissioner Swig's comments about the City and Agency staff and others and the community members who have worked so hard. I think the genesis of that effort is to get us to the point -- and I think we are there now -- where we can finally move beyond renderings and charts and designs and to try to move into something much more tangible. There is clearly some latent, locked-up opportunity for this community and for this city in 700 acres of waterfront land that has been abandoned for a very long time. And I think that we are finally at the time where we can begin to try to harness that. So, with that, let me introduce Tom Evans, who is the lead planner from the San Francisco Redevelopment Agency.

MR. EVANS: Thank you, Mr. Cohen. Good evening, Commissioners. For the record, Tom Evans, Redevelopment Agency staff. Before you tonight are two sets of documents really key to the implementation of the redevelopment program and the land use program envisioned by the Prop G development plan. Those documents include redevelopment plan amendments for

the Bayview Hunters Point redevelopment project area and the Hunters Point shipyard redevelopment project area and their accompanying reports required by the California redevelopment law. The second set of documents are more specific design documents called design for developments in the corresponding project areas, one for Candlestick Point and one for Hunters Point shipyard Phase 2 and, as mentioned in the resos, technical amendment to Phase 1 design for development. So let me move first to the redevelopment plan and amendments. The first key item to any plan amendment -- amended by law -- is to establish redevelopment plan or revised redevelopment programs to address continued blight in the project area. This is through both revisions to the land use program and to revisions in the redevelopment program and financial investments. The redevelopment plan for both the shipyard and Bayview Hunters Point amend the land use controls and supersede the planning code that would be applicable specifically in Candlestick Point. The second key thing of plan amendments is relative to the redevelopment program is we need to amend the tax increment limitations provided in the original redevelopment plans. The shipyard -- we need to amend not only the tax increment indebtedness cap, but also an ultimate tax increment cap that is laid upon all base reuse redevelopment plans. In B we are increasing the tax increment cap to account for the increased development proposal before you this evening. The next piece of the redevelopment plan is -- that both redevelopment plans share -- are a focus on the development controls that are applicable to the project. By superseding the Planning Code we wanted to make sure that certain development fees and certain development controls that would normally be controlled by other City documents are classified and that additionally certain fees in particular that would be duplicative to the community benefits or otherwise baked-in project programs are not subject -- the fees are not subject to -- in these project redevelopment areas. Specifically to Hunters Point shipyard, there's a focus on the research and development office allocation and providing an upfront prioritization for an initial 800,000 square feet of commercial development on the shipyard. And then specific to the Bayview Hunters Point plan amendment, the next slide would be P-2, some of the public comment earlier is that the Bayview Hunters Point project area is a large project area. It includes nearly 1500 acres of the Bayview Hunters Point community. The project and most of the plan amendment pieces before you tonight really address the areas shown in gray in this Candlestick Point area. And we -- in order to be very clear about what is affected by this redevelopment program, we create two zones. They are simply named Zone 1, which is the Candlestick Point and Alice Griffith area. And then Zone 2, which is the rest of Bayview Hunters Point project area B. It's important to be clear that the policies for Zone 2 regarding land uses and entitlement and eminent domain are unchanged by this plan amendment. There are some amendments to the plan overall. One of the key things is that the concept of activity nodes that was key to the Bayview Hunters Point PAC and the plan has actually been lifted up to address all the project elements, including affordable housing, community benefits, and economic development. And that the activity node for Candlestick Point has been sustained to include the Alice Griffith project. There have been some minor additions and revisions to the community enhancements and affordable housing programs in response to the project's evolution and the revitalization programs already under way. For example, during discussions with the PAC just last week, we amended some of the language regarding community enhancements specifically to address an enhanced focus on improving and expanding Southeast Health Center. So moving on to the companion documents to the redevelopment plan, the CRL -- community redevelopment law -- the California redevelopment law requires that we provide a document that outlines very clearly the rationale

for a redevelopment plan amendment. These reports build on the program reports that have already been distributed to the redevelopment commission and all the affected taxing entities in the project areas. The report documents the continued existence of blight in the project area and it provides tax increment projections based on the enhanced land use program for the project. The report also needs to describe the redevelopment program and clearly lay out the redevelopment program's feasibility. And then finally -- this is very key to one of the documents that have just been passed out to you this evening -- we need to update the implementation plans. And there's a small set of correction pages for the implementation plans that were just distributed to all the Commissioners. Just to make sure we were very focused on public improvements that would be potentially invested into by the redevelopment plan as proposed, the second set of documents are the design for development documents. And those are, first off, documents that provide an overall urban design vision that's first defined by the public ground, parks, and streets and then further defines what the private development can be around those public ground improvements. The design for development acts as a planning code in providing detailed design standards and guidelines for both street layouts, open space, and development blocks. It further establishes overall strategies regarding land uses and how those land uses and how building types relate to the streets and parks; and then very specifically establish building height and bulk limits, setbacks, building modulation, frontages, and standards regarding signage, loading, parking, and many other key details of the urban design environment. One thing to note is the D for D do provide for Candlestick Point a certain amount of tower zone flexibility. So we have not fixed the location of towers. We have been very focused on a number of competing interests in designing the tower locations, including views to parks, views to bayview hills, and some of the regional views mentioned this evening. The design for developments were basically followed after an urban design plan that was endorsed by both the PAC and CAC and has been amended and revised with substantial input from the CAC and PAC. The documents were reviewed jointly by both Planning staff and Redevelopment staff. We've gone through many, many drafts of this. And future amendments to that D for D documents would be brought before both commissions. One key piece of the resolution related to Hunters Point shipyard D for D is to provide technical amendments to the current D for D that applies to Phase 1. The parallel amendments basically strike out all references to land uses such as industrial or office use and also correct the general street layout as a context in Phase 2. There's a couple of small errata sheets provided to the Commissioners regarding the Phase 1 design for development just to clarify that none of the changes to that document change the entitlement for the Phase 1 development. With that, I'll turn it over to Mat Snyder, who is going to walk through some of the companion General Plan and Planning Code decisions before you.

MR. SNYDER: Good evening, Commissioners. Mat Snyder for the Planning Department staff. As you know and just heard, this project is located within two redevelopment project areas, which generally mean the Redevelopment Agency will take the lead on implementing these projects, but there will be an ongoing role for Planning, starting with this evening. There are eight remaining actions necessary for the Planning Commission to take to enable this project. And I will now go through those in the order that they appear on your calendar. Action Item No. 2 are the CEQA findings. These include findings of overriding consideration and the adoption of the mitigation monitoring reporting program. Action No. 3 before you tonight are the General Plan amendments, which are to ensure consistency between the redevelopment plan

amendments that are also before you this evening, the project itself, and the General Plan. You initiated these amendments on your March 25th hearing, when a draft ordinance along with background materials were forwarded to you. The proposed General Plan amendments are generally consistent of three components. The first component is the creation of a subarea plan for Candlestick Point and an area plan for Hunters Point shipyard. These plans are designed to describe in very general terms objectives and policies to designate high-density and mixed-use transit-oriented neighborhoods in these two subject areas and draw upon existing themes and policies contained both within the General Plan elements and with the Bayview Hunters Point area plan specifically for these two areas. The second component of the General Plan amendments are to amend the Bayview Hunters Point area plan. You last updated this area plan in 2006, when a majority of the Bayview neighborhood was incorporated into the Bayview project area. Amendments before you today, like those before you in 2006, are updates in nature. The general theme and thrust of the plan remains the same; however, discussions throughout the plans have been updated to reflect that four years have now passed and also to reflect what is now envisioned for Candlestick Point and Hunters Point shipyard. The third component of the General Plan amendments are some very minor elements to the General Plan elements. These include text amendments to the transportation, the recreation and open space, and the commerce and industry elements as outlined in the ordinance. Also, amendments are proposed to maps throughout the General Plan so that they can refer to the area -- excuse me -- related area and redevelopment plans for both Candlestick Point and Hunters Point shipyard. And then, also, I might also mention we are updating the land use index to reflect the changes that are before you tonight. Action Item No. 4 and 5 on your calendar are the Planning Code text and Planning Code map amendments. These work together. The text amendments establish and describe use by special use districts and height and bulk districts that will specifically refer to the respective redevelopment plans; and then the map amendments will establish those new special use districts and height and bulk districts on official city maps. Action Item No. 6 before you are the General Plan and Planning Code, Section 101.1 findings. We've structured your approvals this evening to make sure that findings which are required for most of actions before you tonight are at a single location so that all other actions refer back to the resolution within that action. In preparing the resolution, staff did a thorough analysis of all of the elements and found on balance the project and its related approvals are consistent with those elements. Action Item No. 7 include the redevelopment plan amendments for both plans, which Tom Evans just described to you. Incorporated into these approvals are findings regarding the office components, that they're consistent with six of seven of the required office allocations found in Planning Code Section 320 through 325. These findings find that up to 5 million square feet of office development contemplated in the shipyard plan and 150,000 square feet of office development contemplated in the Bayview Hunters Point redevelopment plan promotes the public welfare, convenience, and necessity. The findings in the redevelopment plan also provide and prioritize the first 800,000 of that square feet of office development within the office cap program in the city. Action No. 8 of this approval is the cooperation agreements between the Planning Department and the Redevelopment Agency. This agreement follows the same general structure as those you've recently approved for Visitacion Valley and the Transbay and they follow the model with a more shared jurisdiction between Redevelopment or cooperation either with the Planning Department for those project areas. Again, Redevelopment will not be responsible for implementing the projects but will be engaged on key phases of design review, including for streetscapes, open space, major space in

the first phase of building the design. Finally, Action Item 9 on your calendar is approval of the design for development documents. You had two informational hearings on these documents in the last two months; and you just heard or were reminded about their structure and their purpose from Tom Evans. As specified in the redevelopment plan amendments, you are required -- your approval is required for these amendments and any amendments to these documents acting as the Planning Code will also require your approval in the future. And with that, Commissioners, we're recommending approval for all of these actions. I would be happy to answer -- this concludes my presentation and I'd be happy to answer any questions you might have. Thanks.

MS. BOHEE: Good evening, Commissioners. Tiffany Bohee with the Office of Economic and Workforce Development. In order to implement to project's land use plan and program and all of the related public benefits -- the housing, the jobs, the parks, and other additional community benefits -- the Agency will need to assemble land at both Candlestick Point and the shipyard by entering into various agreements with the City and the State. The first of these agreements is the recreation area park land transfer agreement with the City, including the recreation area, Parks Department, and the Department of Public Works. Prop G, overwhelmingly approved by San Francisco voters, specifically authorized the transfer of property at Candlestick Point to the Agency, including land currently leased to the 49ers for stadium events, provided that there is a binding commitment to replace that transferred property with other property of at least the same acreage that will be improved and dedicated as public parks or open space in the project. And the project does provide that binding commitment through the disposition and development agreement, as authorized under Senate Bill 792. The public trust exchange agreement with the City, including the Port, and State Land Commission, and State Parks, will reconfigure the existing trust and nontrust lands at the site. They're existing strip singers and not useful for the public trust purposes at this time. We can fully realize the public trust and at the same time implement the development of the project. Following this public trust exchange, the entire water shoreline within the public parks of these two areas as well as other land will be subject to the public trust. These improved areas will enable the Bayview community and the general public to use and enjoy this incredible waterfront resource that's remained fallow for so many years. The state park reconfiguration agreement with State Parks and State Land will provide the best opportunity for Candlestick Point state recreation area to realize its full potential. Currently, as you heard, there are vast areas of state recreation area that are rubble and dirt parking lots. Other areas are quite narrow and don't provide for sufficient public access. And given the state's current budget crisis, there is little reason to expect the situation will change without dramatic intervention. Fortunately, the project, through the implementation of the State Parks reconfiguration agreement, will provide that dramatic intervention that the state recreation area needs. The agreement provides for the transfer of about 26 acres within the state park currently used primarily for parking lot areas to the Agency. In exchange, the Agency will transfer to State Parks land at Candlestick Point that will be used to enhance public access. And, importantly, the Agency will also provide the State with a total of \$40 million of park improvements for state recreation area exclusively for the state recreation area and \$10 million dedicated for operations and maintenance of the park. And this agreement was brought about through discussions with Sierra Club, Audubon, and Friends of Candlestick Point. Under the DDA, the developer is required to perform all actions that are required for the agency to fulfill its obligations under the park agreement as well as the state lands agreement, including

payment of funds due the State Parks. The State Parks agreement also includes restrictions on private vehicle use on Yosemite Slough bridge. This is an additional regulatory layer on top of the City's restrictions on bridge use that would be incorporated when it's accepted as a public improvement. The park agreement also establishes a process by which the agency would consult with State Parks on the bridge design to ensure consistency with the objectives of the Yosemite Slough restoration project. The Agency's disposition and development agreement, or DDA, with CP Development, which is a joint venture between Lennar and Hillwood, Scala, and Epstein, sets forth the developer's rights and obligations within the scope of the redevelopment plans and the design for development. And it sets forth their obligations related to that development. The DDA is an umbrella document that obligates the developer to comply with the terms of all of the things that we've been talking about with you and the Bayview community -- the below-market-rate housing plan, the financing, the transportation structure, and open space program, the Bayview Hunters Point employment and contracting policy, and other documents. The DDA serves as a phasing road map for development of the project and requires that that development be delivered, as set forth, on a determined schedule of performance. The phasing road map contemplates that development plans within the project site will be more refined through a series of major phases and sub phases and, importantly, creates the link between the developer's build-out of these phases with their obligation to complete the parks, the infrastructure, the transportation, and to deliver the affordable parcels and other public benefits that correspond to that build-out. The developer's role under the DDA is a horizontal land development model. What I mean by that is land is the asset that's being improved and sold. The developer's role is to build the horizontal infrastructure improvements, provide the various community amenities and public benefits; and in return the developer receives the right to develop or sell that land for vertical development. The purchasers of this improved land, or vertical developers, will be obligated to comply with the terms of the DDA. We are not executing multiple DDAs as the improved land gets sold, similar to Mission Bay. The DDA requirement will run with the land. The transfer of the land under the DDA occurs only after major phase and sub phase applications have been approved in accordance with the DDA design review and document approval procedure, or DRDAP, and after the developer has fully satisfied the conditions to close of escrow, including providing the financial guarantees for the Agency to complete all the infrastructure and related public benefits for that particular sub phase. We have a powerful tool in the right of reverter. The land transfer to the developer within that given sub phase will be subject to a right of reverter in which the Agency can retake ownership of the land if the developer fails to substantially complete the infrastructure related to that sub phase. And consistent with Proposition G, the project provides an opportunity site for a world-class stadium for the San Francisco 49ers on the shipyard which could accommodate two teams. The DDA provides for the condition under which the developer will be obligated to prepare the site and related infrastructure for the new stadium. We have a phasing plan for a stadium condition as well as a nonstadium condition. Importantly, in either scenario, the rebuild of the Alice Griffith public housing development is in the first phase. We've discussed a number of these key DDA components with you through various and numerous presentations at the Agency Commission, the Board, as well as the Planning Commission. The things that you and the Bayview community care about -- the housing program that provides for 32-percent below-market-rate housing, including the rebuild of Alice Griffith; to low-income housing for seniors and special needs; to housing for working families; the local hiring and workforce and contracting program; parks and open space; and other

community benefits -- are all part of the DDA and the developer's obligations. The mechanisms for how we pay for all the horizontal infrastructure improvements, the affordable housing, and the related public benefits are set forth in the financing plan. A draft of that financing plan was approved by the Agency Commission and the Board earlier. In total, the project's costs are approximately \$2.4 billion. We are able to accomplish this tremendous program through the use of upfront private developer capital and the tools of redevelopment. That is tax increment and Mello-Roos Community Facilities District Financing, which are special taxes on the private property owners, but not on the affordable housing development in this case. Similar to Mission Bay, the agency will enter into a tax allocation agreement with the City in which the City authorizes and approves indebtedness by the Agency for the purposes of financing public improvements for the project. Tax increment generated by the project after the mandatory set-aside, as required by law, will be dedicated or pledged to finance these public improvements. In order to realize the project's public improvement development program under the DDA, the Agency Commission and the Board of Supervisors must adopt findings required by California Community Redevelopment Law in order to commit tax increment for the construction of these public facilities and public improvements. These improvements, again, are public infrastructure, the parks and open space, and the necessary transportation facilities that will benefit the redevelopment project areas. It will help eliminate blight and improve the quality of life for existing and future residents. Additional findings are required under California Redevelopment Law when tax increment funds are used for public improvements outside the project area. These findings determine that that investment of the tax increment are of primary benefit to the project area and will assist in the elimination of blight. Funds from Bayview Hunters Point Zone 1, which is the Candlestick Point portion of the project, are proposed to be used for improvements outside the Bayview project area, including: utilities and horizontal infrastructure improvements on the shipyard that are needed to deliver a stadium pad; improvements to address Harney Way and Palou in the heart of existing Bayview; and necessary transportation improvements, including the bus/rapid-transit infrastructure and facilities along Harney Way and Geneva Avenue, improvements to the Bayshore Caltrain station as well as the rebuilding of 101/Harney Way/Geneva Avenue interchange. In addition, the funds from the shipyard project area are proposed to be used for infrastructure and roadway improvements just outside the bounds of the shipyard on Innes and Hunters Point Boulevard. All of these public improvements, both inside and outside the two redevelopment project areas, could not be built without the use of tax increment financing. This development will be built out over the course of 20-plus years. To facilitate that orderly development of the project, we're entering into an interagency cooperation agreement with City departments that provides a process for improvements of subdivisions, public infrastructure, and other City permitting consistent with the project's major phase and sub phase development. As Mat Snyder described earlier, the Agency is also entering into a cooperation agreement specifically with the Planning Department to provide for ongoing interdepartmental coordination for horizontal and vertical improvements. In summary, the Agency Commission will consider adopting 15 resolutions today. The first is the adoption of environmental findings for project approvals and implementing actions that we've just described in conformance with CEQA and state CEQA guidelines. The resolution includes the adoption of a mitigation monitoring and reporting program as well as the adoption of a statement of overriding considerations. The balance of the remaining resolutions deal with the permitted land uses and development requirements through the redevelopment plan and related documents; the land assembly and land transfer agreements

with the City and the State; the project's disposition and development agreement and related financing and primary benefit findings for use of tax increment; as well as the necessary cooperation agreements with the City. The development of this project has been fundamentally shaped by the hard work and input of the Hunters Point shipyard CAC and the Bayview Hunters Point PAC. The CAC and the PAC, as you heard, overwhelmingly endorsed the project last week. And that endorsement was the product of hundreds and hundreds of volunteer hours in meetings and workshops with the City, the Agency, and the developer. Staff recommends that the CAC and the PAC be commended for their tremendous efforts and we look forward to continuing to consult with them as the project is implemented. At this time I'd like to turn the presentation over to Jon Lau of Supervisor Maxwell's office to address the Commissions.

MR. LAU: Thank you, Mr. President, for the opportunity to speak at these proceedings. And good evening to the Commissioners of both bodies assembled here tonight. I'm Jon Lau with the office of Supervisor Sophie Maxwell, who as you know, represents District 10 in the southeast part of town, the area in which this project is located. I know you're in the midst of a very long session, so I simply want to read a brief statement from the Supervisor and then I'll be out of your way. Her comments are as follows: I want to first thank everybody who has participated in and contributed to the dialogue about this project. That includes Commissioners; staff; and, most importantly, the many community members who have shared their views at hundreds of neighborhood meetings, advisory group sessions, and commission hearings on this topic over the years. Your focus, concerns and hard work have shaped this project over time. And the input both from supporters and those who have opposed has made this a better proposal. We have before us a stronger project because of your efforts. I have pushed hard for the renewal of our southeast waterfront during my ten years in office. But the conversation about how to accomplish this has lasted much longer than that. Since 1974 those of us in the southeast have dreamed and hoped and brainstormed about how to fill a hole that was created in our community. Since that time much has transpired. And by continually fighting for it, we have accomplished much in the way of preparing the shipyard for reuse. And so now it is time to move forward, time to take that next critical step in turning the hopes into reality and to advance what we have already started with the renewal on the shipyard. In the end, this project represents an opportunity -- an opportunity to transform a wounded landscape into something productive and positive for the immediate community and the city as a whole. Throughout a lengthy and rigorous public dialogue about rebuilding the southeast waterfront, we have identified a long list of community needs and objectives. The desires of a broad array of constituents, from open space advocates to labor and the residents of Alice Griffith, have created a very high bar that this project must meet in terms of public benefits. This project represents an opportunity to satisfy many of those needs. I feel that because of the input of the many voices in the process and because we have before us a project that is real and that is deliverable, we can address the vast majority of these multiple community objectives. It is these public benefits that constitute our rate of return -- the City's rate of return on the project. And we expect and demand a very high return on our investment in this project. The affordable housing, the expanded parks, the new jobs, the faster and complete remediation of the shipyard site, and the sustainable development standards are all tangible benefits that we will see and feel and participate in. In closing, Commissioners, the technical tools of redevelopment offered in this project are familiar ones. The use of tax increment financing, Mello-Roos bonds, and

developer contracts including agreements with the very same development partner have formed the mechanics of recently approved or pending redevelopment plans in San Francisco, including Mission Bay, Transbay, the Schlage Lock site, and Treasure Island. It is time we put these tools to work in the community that needs their benefits the most. So thank you again, Mr. President, for the opportunity to speak to you tonight.

MR. COHEN: Okay. That is about as fast as we could do it. I apologize that it went on a bit, but there's a lot of ground to cover. And when you're done with the public comment, we'd be happy to answer questions or if you want to ask them now -- either way.

PRESIDENT SWIG: Thank you, Mr. Cohen. Thank you to the other presenters. We will now have public comment. It's 10:40. We will take a break either after public comment or at 11:30, whichever comes first. My process is different than President Miguel. I ask the Commission secretary to call the cards. By the way, how many cards do we have? MS. SOLIS: Twenty.

PRESIDENT SWIG: Twenty. All right. Here we go. Madam Secretary, the speaker cards, please.

MS. SOLIS: First speaker is Espanola Jackson, followed by Lim Pick Lam. Then Ya Quang Sang. Then Si Yang Li.

ESPANOLA JACKSON: Espanola Jackson. A long evening. I would like to say that -- I started to go home, but when I found out that there was going to be an addendum to what has happened before -- you know, no one talk about the RAB board that was set up by the Navy, the restoration advisory board that made this decision on when the land of that shipyard was to be transferred to the City. Some games have been played, because the RAB did not make any decision because they was overlooked. But I would like to say that Proposition M, when it was passed, it was about the height limit. And I want to make sure that you all stick to the height limit that was voted on. I believe it was '74 or '76. My memory go back a little bit. I want to also say that in 2001 I had made a suggestion to the City and I talked to some of you Commissioners as well about meeting with our legislators, because they was sending \$10 billion a month to Iraq. And I said if they will set aside a one-time \$10 billion, we could clean up that shipyard. But none of those suggestions ever happened. Now, I said this last week. We have been talking about a conceptual plan. A conceptual plan is a dream. And I said I hope when you all wake up from the dream, it really don't bite you too hard. I heard one of the people here mentioning Bayview Hill. I want you all to know -- I don't know why Bayview Hill was mentioned, because it's never been mentioned before. Bayview Hill is a shell mound for the Muwekma Ohlone tribe. Please, don't touch it. Leave it alone. Also, I would like -- I tried to make quick notes here -- oh, Candlestick Point. There has not been any discussion on -- made it earlier about the cleanup. Who is going to clean up Candlestick Point? Because I told you all before that used to be the city dump. It is a very toxic area. And I gave you information about what's there in that land. And it's stated there by EPA that not even children should be going out there to that park. But everybody wants to go out there to Candlestick Point. You know it's sad that people are not aware of what is out in those areas, because they saw it was vacant and they said, Well, it looks good, let's build. So you all need to do something. And the first DDA -- what happened to that?

PRESIDENT SWIG: Thank you, Ms. Jackson.

ESPANOLA JACKSON: You didn't do nothing. Thank you.

PRESIDENT SWIG: Please. No public demonstration. Thank you very much.

NEXT SPEAKER: [speaking in Chinese]

INTERPRETER: My name is Laura Chu. I am translating for Mr. Wu Pok Bing. Commissioners, I am the president of -- my name is Wu Pok Bing. I'm the president of San Francisco Chinatown -- I'm the president of San Francisco Chinese Club. I support the project. This is the biggest development ever happened the San Francisco. 10,000 homes, 32-percent affordable housing. We need housing. We need homes. Our living environment is very bad. I live in Chinatown. The development is good for the Bayview. It's good for San Francisco. I don't own a home, but I hope my children and my grandchildren will have the opportunity of owning a home in San Francisco. That's why I support the project. And please support the project. Thank you.

RICHARD LAU: Good evening, Commissioners. My name is Richard Lau. For the last few years from time to time, we heard that San Francisco is losing our population. People, families are moving out of our city. And tonight both commissions passed environmental report. This is the first step to turn this trend around. Once this is also passed by the Board of Supervisors, you will start building houses. You will hire people. And as I say, I see all this dynamic new conception of a community. You have recreation, you have open space, you have trees, you have flowers, and you have many houses. There will be children. And it will revitalize the whole section of Hunters Point. And people are moving in, especially our policemen, firemen, teachers; and we're going to have a happy family. Thank you again for passing the EIR tonight. Thank you.

FLORENCE KONG: Evening, Commissioners. My name is Florence Kong. I am a small business owner in Bayview for about 20 years. The Bayview Hunters Point community and the City have been working together for nearly a decade to plan to revising and development of Hunters Point shipyard. Finally, a project that will deliver much-needed affordable housing and open space, economic development, opportunities, workforce training for more than 10,000 permanent jobs and thousands of ongoing construction jobs, transportation. Improvements to the Bayview Hunters Point community is close to realize. I strongly support the project and asking you to please support our efforts to improve the southeast sector. Currently, the community lacks access to basic necessities, such as full-service grocery store. And this project will provide retail space for grocery store in the neighborhood. It creates new transportation infrastructures. It provides thousands of opportunities. It brings the City more revenue. I have a lot of friends tonight and coworkers. They are attending the hearing, though they finish a long day at work and they have to wake up early in the morning at 4:00 a.m. tomorrow. But they still insist to stay here to support the project, because they know this is a very important project, that they say community that is important to their livelihood also. I'd like to have all

them that support this project to stand up. So we really urge the Commission to support the project and thank you very much.

PRESIDENT SWIG: Thank you.

MS. SOLIS: Next speaker is Chan Si Ching, Chi Kin Chan, Grace Martinez, Giselle Casada, Michael Shugawa, Ollie Burgess, Michael Theriault, Tony Rodriguez, Tim Paulson, Richard Lau.

OLLIE BURGESS: Good evening, Commissioner. I am Ollie Burgess. And I am a member of the Bayview Hunters Point project area committee. As a matter of fact, I serve as the vice chair. I am also a member of the Southeast Health Center board and I am a resident for Bayview Hunters Point for approximately 50 years. I am most appreciative and thank each of you for this evening and this day that we've been talking about Bayview Hunters Point and what we can improve to make the quality of life for us who are residing out there better. I want to also say thanks to each of your staff, because they put up with us and we put up with them. But we are here tonight and we hope that the results will prove it was worth all of our time and all of the meetings that we went to get to this point. Today I started out at a memorial service at 11:00 o'clock. And the text was -- the title of the sermon was "Upward, Onward, and Forward." And here tonight I am saying that we have heard those words tonight. And I strongly hope and request that you approve the amendment to the redevelopment plans, which include the Candlestick Point and the Alice Griffith and all of that. And I want to also -- and the project area. And I want to emphasize that we do want an expansion of the Southeast Health Center, which will include services -- our vision is to include services for the babies up to the oldest within our community. That means including our seniors, our youth, our young adults, our babies, and our children and our teens as well. So, again, I want to thank you for giving us such cooperative staff that put up with us as we put up with them. And I think we'll be happy in the end. Thank you. I request that you pass a vote for these two amendments or three.

PRESIDENT SWIG: Thank you very much.

GISELLE CASADA: Hi. I'm Giselle Casada. And I'm a member of ACCE, which is the Alliance of Californians for Community Empowerment; and we support the project. This project means a great deal, not just in the sense of the housing but in the jobs that it will create. That is one of the things that will help definitely the community -- jobs and also learning skills for a lot of the young men and women. But, also, I do have an ask. And the ask is that you -- that there be \$20 million for the health center. Currently, the health center, which is at 2401 Keith, is very small and very limited. When it was first -- the concept of that clinic, it was also supposed to allow members from my community -- and I'm from Oceanview in San Francisco -- and yet it is so crowded. Not enough facilities. So this is something that we need. And then, you know, about the housing that's going up, the number of people that will -- this is something that we need in the southeast. When you look at the amount of hospitals that have been closed and when you look at St. Luke's and its limited ability, when you think about what's going to be happening soon with San Francisco General, it leaves us with very little place for us to be able to get medical attention. So I ask that you consider -- \$20 million is what we need for a state-of-the-art medical facility that will service that community of Oceanview and also to be

able to make sure that everyone is entitled to be healthy. And, also, there's one more person that is involved in this. When you think about somebody is injured or has a heart attack, it puts two people at risk. One is the person that is basically taken to that hospital and the other is the person who is driving all the way across town to ensure that that person's life gets saved. Thank you.

PRESIDENT SWIG: Thank you.

GRACE MARTINEZ: Hello. My name is Grace Martinez. I am with ACCE. I've been working with a lot of residents in the Bayview Hunters Point for over six years and a lot of our residents that we have worked with in different capacities are very supportive of this plan. The Bayview Hunters Point has a 40-percent unemployment rate. A lot of the residents in Alice Griffith are living in sub -- just substandard living conditions and they have been for a very long time. And this development opens up those opportunities to live in better housing and for a lot of families who have been out of work for a long time opportunities to work and also buy their own home at some point. However, there are a lot of or residents that we work with also are concerned about just this plan also having a big portion of health and addressing some of the health needs. For example, the expansion of the Southeast Health Center. As it stands, a lot of residents in the Bayview Hunters Point utilize this center. And with this development, which is -- which our members completely and wholeheartedly support, it will be doubling the population. And if there was -- what we're urging the Planning Commission and Redevelopment Agency Commission to also consider is -- consider an amendment to also address some of the health needs in the community and to figure out a real opportunity for the City and the developer to figure out how they're going to invest in health as well. And they've done so much already and it's wonderful plan. We just need a little bit more. Thank you.

PRESIDENT SWIG: Thank you.

MICHAEL THERIAULT: Commissioners, Michael Theriault, San Francisco Building and Construction Trades Council. No comments this time. There was a few folks from the trades who stuck this out too. And I'd like them to stand up and thank them for persisting. They also have to be up at 4:00, 4:30 in the morning. So this is way late for them. Thank you. After all the ardour and arduousness of the discussion in the prior part of the meeting, I would hope that the relatively technical exchanges that you're looking at in the documents before you here are a straightforward matter. And I'll leave my comments at that. Thank you.

PRESIDENT SWIG: Thank you very much.

TONY RODRIGUEZ: I guess it's good evening instead of good afternoon, like it was earlier. But anyway my name is Tony Rodriguez. And, sitting here, I was thinking of something that I'd like to share with you. About 20 years ago -- I live in Bernal Heights and belong to the Bernal Heights Community Foundation. And part of the thing that they try is to build affordable housing or affordable rental properties. And there was a piece of property behind the farmers market. It was an empty piece of property. It was usually garbage strewn. And they were trying to build rental affordable housing there. And I remember being a part of the process from the very beginning. We had meetings in the neighborhood. We'd have displays at

the farmers market because people started saying, of course, that the farmers market was going to get destroyed or it was going to disrupt the farmers market. And anyway so we went through this long process with all these meetings. And fruition came about. And I think it was a bigger project, but it turned out to be 90 units. But 20 years later, you go by there and you'd never know. You see 94 units. You see people that are living there; and it brought homes to people that really needed it. I'm not comparing Hunters Point to an empty piece of property or dirt or whatever, but the comparison is there. You look at the shipyard and you see what's there. You can see what this project can bring to Hunters Point and to the community there. And it's long overdue. And I think that is just another step of careful planning, careful design for the community. I just pray that you pass this so we can go to the next one. Thank you.

PRESIDENT SWIG: Thank you very much.

TIM PAULSON: Commissioners, Tim Paulson again with the San Francisco Labor Council. And, again, we represent over 150 unions in San Francisco, hundred thousand men and women and many thousands of them who do live in this district. I want to thank you on behalf of not just the Labor Council, but also our community partners for moving on the EIR. I think that the amount of work that's done -- and I'm looking at the amendments that you're going to be considering right now to fulfill the DDA, which we hope that you will move today. We see that there's finally -- we are on the edge of having a whole tremendous amount of hope to really move in this district, to do the things that have been so long overdue. Again, I want to reiterate the 35 percent -- if you put all the packages together -- 35-percent affordable and workforce housing. That is the largest set-aside for affordable housing in the history of the United States, when it comes to private development. And I think you guys should be commended for moving forward on that. The jobs that's going to be creating. And I want to be clear on behalf of the Labor Council. We know that there have been difficulties in making sure that local jobs get into some of the projects that are moving there. We are going to be diligent. We know that we have negotiated some millions of dollars from the developer to make sure that there will be workforce development. And we've been told that the City is going to be matching a lot of that money. This is extremely important to us that we get this right. But, anyway, we urge you to move forward with the DDA. We think this is a great project. The amount of hours, the amount of time -- I can't believe you, as Commissioners, how much time it must take you to work on this job, as a side job, to be reading all this stuff. But it's really exciting to see that this is going to be moving forward. And, again, we urge you to pass the DDA today with the amendments so we can move forward. Thank you.

SIMON BARBER: Hi. My name is Simon Barber. I'm here on behalf of the Jamestown Area Neighborhood Association. And, again, I want to raise the issue of building heights. Given the large area that we have, a height limit of 420 or 370 feet -- that's a lot of very tall buildings. And those height buildings could even be constructed right on top of a hill behind Jamestown, where they would already be pretty high up. And that, in my opinion, would put more of a blight on the neighborhood by being right at the top of a hill there. So to have some kind of restriction that doesn't allow such tall buildings, given the amount of space that's available, which I think would be a good thing to have and to maintain the views for people who already have properties to look out over the waterfront.

PRESIDENT SWIG: Thank you.

MS. SOLIS: Florence Kong, Eric Brooks. Karen Winger. Marsha Dale-LeWinter. Jaron Browne.

ERIC BROOKS: Good late evening, Commissioners. Eric Brooks once again, representing the San Francisco Green Party and our city. So just a couple of comments. First of all, since all of these action items are now moving forward if they do, under an EIR that was just approved, that every single environmental and social justice and racial justice group that is not receiving some kind of money from this project is opposed to and says it's completely dangerous and inadequate and bad for the environment, I would strongly urge -- at least all of you that voted against the EIR -- also vote against all of these action items. I'd also appreciate it if -- they probably would not comply -- but if staff could stop dragging up the Prop G issue. Prop G passed because Lennar spent \$5 million in a very PG&E-like maneuver to get people to see glossy mailers that would convince them to vote for it. Deceptive mailers. So let's stop using that spin. Another piece of spin: On the state park land swap, it wasn't an agreement with Sierra Club. I work closely with Sierra Club people. Sierra Club just went along making it less bad. It was not an agreement. And I'd appreciate it if staff wouldn't lay that spin on this either. Now, Commissioners, if you can really hear me out on this next point, because this is important equally to all of you. One of the proposed items in these plans as they go forward has been repeatedly hyped by the mayor and others. It's called the, quote, United Nations, unquote, global compact. That global compact is a private organization created by 5,000 international global corporations. It is not part of the United Nations. It is a green washing mechanism. Some of the members of global compact are Nike, Nestle, and Coca-Cola. This is just a thing -- an imprimatur -- that they used to just cover up their bad practices with a supposed United Nations seal of approval. At Copenhagen, just before the Copenhagen conference, the global compact was part of a business group that pushed on that decision-making process things like nuclear power, clean-coal, carbon trading, and biofuels, all of which are bad for climate change, not good. And if you allow this to become a cornerstone of this project, it will send the worst possible message from San Francisco to the rest of the world about what real climate change action is. So I urge you to set this aside for a separate hearing so that you can get a true vetting of what the global compact is about. And if you go to courtwatch.org and look up global compact, you'll see the truth about this thing. Thanks.

PRESIDENT SWIG: Thank you.

JARON BROWNE: Good evening, Commissioners. I'm Jaron Browne with POWER. And I just want to -- because it's been talked about so much, the 32-percent affordable housing. I think it is important to just bring forward the actual income levels in Bayview. So this is from the core community benefits agreement. If you look, you see that over half of -- I'm sorry -- it's about 13.75 percent of the affordable housing is at levels of 120 percent of AMI to actually 160 percent of AMI. Now, the projections that I got from the San Francisco Office of Housing doesn't go as high as 160 percent of annual median income, but if you're able to look here at the bottom levels, you can see that 120 percent of AMI is an individual making \$80,000 a year. 140 percent of AMI is \$94,000 a year. 150 percent of AMI is \$101,000 a year. And 160 percent of AMI is obviously higher than that. And when we compare the drill-down analysis

and the actual income levels, in Bayview -- in Bayview in the 2000 census, the median income is \$43,000 a year. This is significantly below \$80,000, which is the bottom of what they're calling below-market rate, but it's nearly double the income. Now, there is a projection to say projecting forward the drill-down analysis was -- potentially that income has gone up to \$60,000 a year. In the economic crisis, I'm not sure we've actually hit that projected mark and we'll see in the 2010 census, but that's still significantly below. And I think if we actually look at where market-rate housing is, 160 percent of AMI is barely below market rate. But this isn't some massive deeply affordable level of housing. So I just want to put that forward. And the other thing is I do remember during Prop G one of the major messages that came forward is we're not going to use public money, right? We're going to do all this, we're going to build a stadium, and we're not going to use public money. But tax increment is, in fact, public money. The problem is the development isn't on a regular audit schedule with the controller's office. And when, in 2006, the Bayview Hunters Point project area was developed, one of the agreements we got in there was regular audits to look at to not have an opaque situation where we don't know where our public money going. And so I think it is important that there's something in here about that money being reported, but we need to look. Are we taking public money to subsidize the stadium when it's desperately needed in other areas of our city right now? Thank you.

PRESIDENT SWIG: Thank you.

ANGELO KING: Angelo King, PAC member, community member. I coach football. I'm in Bayview every day. I go to Super Save. You see me with my kids every day. And I just want to say that I'm chair of the PAC. And this is what happens when people are not here for the full discussion. Things are out of context. The reason why you have a 120 percent of AMI levels like that is because the population that we seem to be losing the quickest is middle-income black folks. I also sit on the Out Migration Committee for African-Americans. And they cannot afford homes at market rate and pay the market rate in subsidized homes. It's absolutely ridiculous. We're competing for their choice to live here with the rest of the Bay Area. And so as a compromise we have put this kind of housing. And if you work at Muni and your wife or significant other is a nurse, you will easily get your butt into 90 to 100 thousand dollars and still will not be able to afford a market-rate home in this community. And those are the people who coach your football teams. Those are the people that teach your kids. And we are losing them because they don't have a place to stay in Bayview. So unless you were here to hear the whole context of the conversation, you miss why we have that in there. I want to say that I want to respect the work what these advisory committees are doing. This list here is about 44 meetings that we've had to go over different elements of DDA, the plan amendments. So when people say, Well, how could you read all of those documents, I said, It was easy. When I started opening up the documents I realized I'd seen all of them, I'm having déjà vu every single time I come here. And it's not only the PAC meetings that I go to; it's all the meetings. I go to the meetings when they're at the environment commission. I go to the meetings when they're at the Redevelopment Commission. I go to the meetings when they're at the Planning Commission. And so do most of my colleagues. So when we get here tonight and people say they're from the PAC or the CAC, trust me, when they say that they want this thing to move forward and they've taken a look at it, it's spot on the money. Last but not least, it's been a long night. There are many things I could say about the plan. We approved the plan amendment, the DDA, and the D

for D, and all the other documents that's in the DDA, 14 to 2. And we hope that both the Planning Commission as well as the Redevelopment Commission -- I love you all for your hard work. And I want to thank Michael and his staff, because they have taken the time to answer any question that we've had. I could call any of them at any point in time when I'm reading those documents. I want to thank everybody. Please pass this.

PRESIDENT SWIG: Thank you, Mr. King.

MARCIA DALE-LEWINTER: Commissioners, I'm, again, Marcia Dale-LeWinter. I'm a member of the CAC and chair of the planning development subcommittee. And we have been very much a part of developing this project over the many years and we are in support of it this evening. We urge you. You have a whole basket of items to approve this evening that will move this project forward. And we urge you to take the time. And we thank you for taking the time and effort to move these necessary items forward. I would just like to comment on one of those items, which is the DDA for the shipyard. This is DDA 2, because DDA 1 was the DDA for the first phase; and that was the learning curve. And we made -- as good as it was and as good a job as it was doing of guiding the first phase of development, there were a couple of mistakes made. One of them was that we started out with a discretionary fund that we thought was going to be \$30 million, and it dwindled to zero. That has been changed for the current DDA for the joint project. There will be a discretionary fund and it will not drop to zero. The other thing, of course, we learned from it was that the DDA is a contract. And contracts by their very nature, particularly over time, get to be changed. So change will be a part of this project for many years to come. That's not a bad thing. That's a good thing. When many of the smaller items that people think have not met their criteria or what they believe should be included today, can and will be addressed again and again. Believe me, everything that is a part of this project today has been addressed again and again many times. So we urge you to simply accept this as a good point in time for the process to move it forward. And we thank you for your time.

PRESIDENT SWIG: Thank you very much.

AL NORMAN: Al Norman, Bayview Merchants Association. I want to thank all of you this evening for passing this EIR so we can go ahead and go forward, especially this Redevelopment Agency. And I want to pay homage to a couple of fellows who are not with us in this life right now -- Mr. Will Bass and Mr. Alex Pitcher. And Mr. Will Bass and Mr. Alex Pitcher and Aurelius Walker was the reason they came to the Redevelopment Agency and asked, Could you come to Bayview? We don't have nothing in Bayview Hunters Point that's an economic vehicle for us to try to put these kids to work and stop them from running around here and killing each other because they don't have any hope. I talked to you about the hope before. I talked to you about the hope that these kids that we were able to go around and persuade to slow things down and to put those guns down and to stop thinking, because redevelopment and Lennar and all the things that this project gives forward gives them that hope. We can't let them lose that hope. We can't let them go back to what they were doing. The drugs tried to kill all of us out there and it didn't work. We battled that. We still suffer from some of that whole little drug episode. That was an epidemic throughout San Francisco, not just Bayview Hunters Point. But we, as older adults, got with our young people and talked

to them. It wasn't the police. It's that we're still talking to them. We still have random violence throughout Bayview Hunters Point, but it's not like it was, because we were able to go out and talk to these young people -- some young people that you never see that do all of those type of bad things that you never want to see. But we were able to talk to them and talk about this project and talk about the redevelopment, why we got redevelopment here, why we got Lennar project here. So we can provide them some training. Go to school. Get some training. Get a job. It might not be what you think you should make, but at least you'll be able to feed your family. And a whole bunch of them bought into it because we had other people like Dwayne Jones from the Mayor's Office and other people throughout the neighborhood work with all these folks. So don't -- let's keep this project moving, like at the pace you're having tonight, to keep these people with the hope that they need to be forward. That \$17 million between the city and Lennar won't help anything if you people did not keep moving things along like you are. So we're depending on y'all to be able to provide everything necessary for us to make the southeast section of San Francisco a better place to live, not just for black people and not just for white people, not just for Asian, but for everybody, you know. That's all a part of our whole program -- we not only want to make it perfect and provide jobs -- and she talking about the IMA and all that. Well, we know a whole bunch of folks in Bayview can't afford that housing, but --

PRESIDENT SWIG: Thank you, Mr. Norman.

AL NORMAN: Thank you.

PASTOR JOSIAH BELL: Good evening, Commissioners. Pastor Josiah Bell again. I'm a member of the CAC and the chair of the housing subcommittee. And one of the things that just positively amazed me that when I come to these meetings, all of these people that get up and they voice their opinion; and all of these community meetings that we hold, there's no one there. And I had a particular incident I'd like to share with you. There was a comment about the housing, the way it looked. It looked so spare and, you know, we didn't get a chance. So I'm the chair of the housing subcommittee; and I said, You're lying. We advertise every day for you to come to these meetings. I've got on the radio and told you where the meetings were. And so, since no one showed up, we on the committee had to make a decision. And we made the decision. I want to say that I am very proud of being up here this afternoon and working with these people -- Fred Blackwell from Redevelopment. They know I'm not a patsy or pushover. I've jumped him and Michael Cohen, Kofi Bonner. They all know me. I don't take just a simple answer. I have a degree and I know how to ask intelligent questions. So I resent people coming up here just out of nowhere. I never see them at a meeting and implying that we have ignorant people that are just sitting there drinking Kool-Aid and eating popcorn. We're not doing that. We are very, very studious. We're very aware of what has transpired in the past with the Redevelopment Agency. And at some point in time we reached the decision that, look, we got to go on. We got to move on. The past is the past. Okay, they made mistakes in the past. Let's not let those things happen. Let's be vigilant. And that has been the cry of our committee, the CAC. We have been vigilant. We've had extensive study, people come in and talk to us about all of these documents. Yes, it's a lot of material to read. But I guarantee you this: I'm not going to sit there ignorantly and not read it, because I don't want the same thing that happened in the Fillmore to happen all over again. So I want thank you in advance for

pushing this project forward. We need it. San Francisco needs it. Bayview Hunters Point needs it. And you need it, as our elected officials. And I want to say this one last thing. Prop G is the American way of politics. I heard somebody get up and rag on Prop G. Well, if you wanted it stopped, you had the same opportunity to fight against it as the people had to promote it. So thank you very much.

MEMBER OF THE PUBLIC: Thank you, Commissioners. It's almost about 11:30. And thank you again for honoring the CAC and the PAC. We also want to extend our gratitude to your staff -- I'm looking at the director of the Planning Commission -- the Planning Staff; Mr. Blackwell, your staff; Mr. Michael Cohen, your staff. But I need to put a word in for Mr. Kofi Bonner. We know what this man -- intelligent -- has done for the city of Emeryville. He developed an area that is even larger than the shipyard. He's brought those expertise to San Francisco. We thank you and we thank your staff for your due diligence for the expertise. Someone mentioned about Bayview Hunters Point and what are we going to do. But I want to support Commissioner Covington. If there's anything we need to derive from tonight's hearing, please no eminent domain. Some people were knocking on the doors of people in Hunters Point and actually giving them misinformation that the whole committee was going to be eminent domain. I'm glad, Commissioner, you stressed that tonight. There is no eminent domain. Commissioner London Breed mentioned about the community benefits. One of the things that we have done in Bayview Hunters Point and it took us 13 years to produce a concept or plan. Stan Muraoka is here. And most of his staff from Redevelopment Agency. 13 years to produce a concept plan. We have created a node for the aging campus. We want to make sure that the benefits that come to the development that we can make decision to help to rebuild it of the aging campus so that our seniors -- they were here tonight. They've been at every meeting. Some of them are not going to live to see what is going on. But at least a majority of the seniors in Bayview Hunters Point Bayview will have a place to go to. One of the other projects that we also are looking at is the rebuilding of the Southeast Health Center. Any community benefits. And we are pledging -- the PAC is -- on our priority. We are going to make sure that the money we get is earmarked to that. And so we are committed to that. That's why it's taking us about 13 years to get even up to this point. And I also need to stress that Area C is separate from the shipyard. Your staff, redevelopment agency, the Planning staff, the Mayor's Office of Economic Development are also the players that are also going to make sure that Area C, the feasibility studies, the community benefits, the infrastructure are going to be in place. So, in closing, please, thank you very much for you being with us. The people of Bayview Hunters Point needs to be a San Francisco family. Thank you very much.

PRESIDENT SWIG: Thank you.

DR. VERONICA HUNNICUTT: My name is Dr. Veronica Hunnicutt. And I'm the chair of the CAC for the shipyard. Good evening, Commissioners. You know, what's nice about the work that we're doing out at the -- in terms of the CAC is that we enjoy what we do. We are dedicated to this project and you can see that as manifested by the other CAC members who came up here. We're not only passionate about this project, but we're also compassionate and truly trying to represent the members of our community. We firmly belief in this project, so much so that we approved both the DDA and the amendments at our May meeting without -- you know -- almost unanimous. So, therefore, we urge you to continue moving all of this

forward. Pass this DDA. Pass the other amendments without delay. And I, too, would be remiss if I did not thank Fred Blackwell, Kofi Bonner, and Michael Cohen, because these gentlemen have more than earned their paychecks three or four times over, because we have called them on numerous occasions to make this information plain to us. So thank you very much and just move this forward.

PRESIDENT SWIG: I'm going to take one more speaker and then I'll call for a recess.

KATHY DAVIS: Hi. Kathy Davis. I'm with Bayview Hunters Point Multipurpose Senior Services. And two points I just want to bring in this whole process of what we've been talking about. And the first one is the community outreach. It's going to be really important with everything that gets built that we do the level of community outreach that it really takes. Armstrong Senior Housing is built and ready to go. And many, many people drive past it and still don't know it's available. So when these things get created, we got to make sure that the community's involved in it. The second thing I want to bring out is aging in place. In all of this huge expanse of ten thousand pieces of homes, we want to make sure that when you're 40 you can buy your home; and you can live there when you're 70 and 80. And if you need to go into another level of care and you need a little more support, you can still stay in your community. And I was very pleased, actually, to see how even in the initial stages of the planning process how this housing is set up so that people can age in place, walk around their neighborhood, be able to get on a ground-level floor. That kind of housing is going to be very, very important as San Francisco ages in place. So I just want to bring up that point. I want to bring up the point that that's being taken into consideration and that they really have -- the whole -- the Redevelopment Agency, Lennar -- everybody has been listening to the community. We've had our say and we keep having our say. And this is just the beginning. I mean this is a milestone. And if you pass this tonight, we can celebrate for a hot minute. But then we got a lot of work to do to make sure this happens. Thank you.

PRESIDENT SWIG: Thank you. I'm sorry for the inconvenience, but it's 11:30 and, as promised, I'm going to call for a recess so.

MARIE J. FRANKLIN: Are you calling a recess in my face?

PRESIDENT SWIG: Yes, ma'am, I am, as noticed. I'm very sorry. I'll ask you to wait about 15 minutes.

MARIE J. FRANKLIN: I know. Thank you.

PRESIDENT SWIG: Thank you.

[Break from 11:29 to 11:50 p.m.]

PRESIDENT SWIG: All right. Thank you for your consideration of that break -- parking, bio, et cetera. I've been advised that street cleaning starts at 2:00 a.m. So our next break is at 2:00 a.m. unless anybody wants to not be around at 2:00 a.m. to have that break. So can we

continue public comment? And once again, I appreciate your patience, because I know you were already to go, but we're ready to go now. Thank you.

MARIE J. FRANKLIN: Thank you to the Commissioners. My name is Marie J. Franklin. And I'm a long-time resident of the Bayview Hunters Point. I actually was involved with the first PAC, which is the joint housing committee. So that's why. And, also, we were involved in organizing the current PAC along with Martha Simmons, et cetera. The CDC, who did the study for the shipyard -- Carl Strickland who's supposed to do a musical instructional college out there, Mr. Bonner. So I also -- I am the chair person for the shared environmental justice, CEO, organized five organizations. We were active in the area -- the project area, the one before here. But I want to say is that the City has invested money in respect to the environment of the Bayview Hunters Point, in that our organizations were responsible for finding methods by which we would provide clean indoor air. During that research, we learned that there are methods by which we may be able to utilize this time by if we are going to build on land that has been highly polluted and toxic, as it is, then I stand for the residents who are yet to come. And I would like to propose that -- add this amendment to the list that you already mentioned: That each home, each building that is constructed there on the shipyard will be absolutely indoor, safe, clean air. There needs to be not only air conditioning, but we need air purification. There are other methods by which I have learned through the research funded by both the federal and the city environmental groups. I will be happy to share them with you. But I will just say to you right now that I do plan on pursuing this method, that every house, every structure that's built on the hill will need to be ensured against improper air toxics, et cetera. So there is something that we need to look forward to. I'll be happy to talk with you about that, but I intend to take the message to my community. We can't afford to end up like Louisiana with the oil rig. So why don't we just prepare ourselves?

PRESIDENT SWIG: Thank you very much.

NYESE JOSHUA: Thank you. Nyese Joshua, for the record. I do want to say I've only been involved for the last four years, when I got knee deep in Proposition F, where we spent less than probably a couple of thousand dollars and ended up with something like 44,000 signatures and we got like 11,000 signatures in maybe eight days and in the rain, so to me that's a faith walk. And that's when I got solidified in this fight on this side of the fight. And what I've been seeing over the years is -- and what I'm wondering, what I'm learning is -- when did Redevelopment become Jesus? Because Redevelopment seems to become the ultimate savior for Bayview Hunters Point; and I am incomplete disagreement with that. I've also seen principles represented in this ballot. You have Judas, the betrayer; you have Noah and Ezekiel, the Warners; and you have Jesus, who came before his time. And he said -- he used the term money-changers in his time. So today political whores, money-changers, you know -- just depends on what time you're living in. Another thing, the irony of the shipyard is that if it weren't toxic, there would be no black people in Bayview right now anyway. It would have been gentrified a long time ago, just like the Fillmore. And that's a fact and we know that. So what we have here today is just a global trend to just go ahead and build on toxic land and hope for the best. But just as the Gulf has spoken up for herself, so will the shipyard. And our lying eyes will finally tell their truth. But it just takes time for these things to reveal themselves, even though the legacy fund has revealed itself, as it has completely disappeared. Now, I know that

it's not a Lennar project, but if you go up to West Point and Middle Point you, will see a desolate hill forming there as well; and those people had a lot of promises made. Another thing: I really don't understand why there aren't jobs currently in the Bayview, because there's a ton of construction. You've got Lowe's coming up in a minute. So to me the problems -- and then I also remember, being in Bayview since '78, I remember a peaceful Bayview. I remember a safe Bayview. So what happened? When people are stripped of resources, that's when you begin to deal with blight. So when you're talking about increasing tax increment limits, what is that going to do? That's going to take more tax dollars away from other places that those tax dollars should be going to. I would love for this committee to send out just a postcard to every Bayview homeowner and say to them, we are voting -- or we have voted on raising your tax increment limits and really explaining to people that that comes from their property taxes and then see how many more people would show up to these meetings if they really understood. Thank you.

PRESIDENT SWIG: Thank you.

TONY KELLY: Hello, Commissioners. Tony Kelly, Potrero Hill Democratic Club. I'm going to speak about one specific thing And I know it's late. This is the statement of overriding considerations. It's Item 2 that you're considering, because once again after decades of broken promises that document once again trades, cut admitted health impacts for the promises of jobs. In the EIR you just accepted the City admits four dozen or so environmental impact report impacts that they can't mitigate. This isn't even debatable. These are in the EIR you just certified. But then with the statement of overriding considerations, you claim that the condos and jobs make it all okay. I would suggest that that's a bad policy decision on its own, but especially given the City's history on these kinds of promises. It's really arguable that we're not going to see these benefits. So just take a look briefly at the list of presumed overriding considerations. The housing programs -- all the specific contributions. I mentioned this before in my last public comment. Those are all funded by the City through property tax increment money and the tools of redevelopment. That's our money. And those benefits are not unique to this project. You can build condos anywhere else in Bayview. You can do other projects and you wouldn't have the environmental impacts admitted in the EIR. And that's specifically on the jobs. I think we all know that these hallways in this building are littered with the wreckage of previous promises of jobs used to justify development contracts. Not even discussing Lennar and their history of promises or Redevelopment and their history of promises, let's just look at the Office of Economic and Workforce Development. I think we're all familiar with the Third Street rail and the promises of jobs. I think we're all familiar with Solar City and their promised workforce training program. That's just two examples. I know, because I've worked with them, the Mayor's Office has worked steadily for the last year on backtracking and rolling back promised developer contributions in the eastern neighborhoods and other plan areas, including the reduction of affordable housing units. Now, why won't -- why do you think that won't happen here? I would suggest it is happening here already, because that's what's behind SB 792, the addition of state park land to this project. I would say that's what's behind early transfer and the capping not cleaning. Or, for that matter, the DDA, where they don't have to come back to you every single time as much as before. If you think we're done cutting corners to make development easier for this project, you do not know how this Mayor's office does business. So on the one hand you've got definite, admitted environmental and community health impacts that

you've already admitted in the EIR and rather vaporous promises of jobs and community benefits that are almost certain to be rolled back in future years. If you really look at that honestly, it would lead you to reject this statement of overriding considerations in Item 2. Thank you.

CHRISTINE ENEA: I think I'm the last comment of the evening before we switch to tomorrow. My name is Christine Enea. I have served on the Bayview Project Area Committee for several years; also on the shipyard restoration advisory board for several years. I chaired the Indian Basin Neighborhood Association. I'm here to endorse this project, despite some of the very negative consequences for my neighborhood. I believe that on balance it's good for the community. I thank you for the break, because four of my six comments were addressed. So I will say just briefly to repeat what I did earlier that you make a condition of your approval of these documents that we find funding to build out Hudson Avenue to address the transportation problems caused by the development in the shipyard. Please remember that in addition to the 10,000 units that you're approving now, there are up to 1,600 units in Phase 1 of development and potentially another 1,400 if the non-stadium argumentative is chosen but includes housing. So that's 13,000 homes. To reach those homes from the north side of the shipyard you will have to take Innes Avenue. I believe there's funding identified to build out Hudson. It doesn't even necessarily have to come from this project, but please make that commitment to build out Hudson Avenue to solve some of these transit problems. And the second is a question that I wasn't able to confirm during break. And that is to ensure that there is some protection that tax increment from the larger project area of the shipyard Candlestick project is not used to fund the stadium. I believe there are some protections in place and that staff can address this, but I just needed to get confirmation. That's something I haven't been able to confirm yet. Thank you.

HEARING OFFICER: Thank you.

PRESIDENT SWIG: Thank you.

SAUL BLOOM: Commissioners, my name is Saul Bloom. 14 years I served on the Hunters Point CAC. In fact, Mayor Agnos and deputy mayor at that time Claude Everhardt and I helped conceptualize that committee. And you've heard Michael Cohen speak to Sophie Maxwell's committee of environmental justice groups that helped shape the conveyance agreement. I chaired that committee. Jesse Mason, who you've referred to earlier is an employee of my organization, Arc Ecology. And I want to thank Michael for the kind words about Jesse, just to acknowledge him right now in his time -- in his fateful time, as it were. Angelo King mentioned that when he comes to these meetings he's in a state of déjà vu, because all of the meetings he's attended. Well, imagine the view of somebody who started coming to these meetings when Angelo was 10 years old. No one wants this issue to move forward more than I do. I just want it done right. And I want to talk about two issues that I have some concerns about. The first is the reversionary rights. This is, from our perspective, the nuclear option with regard to enforcement of the disposition and development agreement, the agreement with Lennar. And while it looks good on paper, we don't think it's useable in practice. We think that what will happen is that, as this project changes and develops over time, modifications will be made. And what we are more in favor of is a strategy of a moderated approach, one that

focuses on measurable enforcements through liquidated damages. Finally, I must correct the misstatement that was made earlier by one of the Commissioners with regard to the route around Yosemite Slough involving eminent domain. My staff designed that route around. There is no eminent domain, no taking of personal or public property in that design. It was designed specifically in reference to our coordination with members of the CAC and PAC about that issue to provide an affirmative way to address the concerns arising from the desire to have a bridge and the desire of the environmental community not to impact the habitats and biology of that area. It was a compromise strategy that was developed by us to attempt the accommodate and move this project forward. So thank you for your time and I appreciate the opportunity tonight.

PRESIDENT SWIG: Thank you, Mr. Bloom.

JASON FREMYOU: I had to scratch my first words, which was good evening. Now it's good morning. Good morning, Commissioners. My name is Jason Fremyou. My wife and I are residents of Bayview Hunters Point and I'm a member of the Bayview Hunters Point project area committee. However, tonight my remarks are my own. As you already heard my voice and the voice of ten of my PAC colleagues who voted last week to endorse the DDA and the Bayview Hunters Point plan amendments. I just want to make two brief statements. The first is to pass the motion tonight to give our community the opportunity and the tools to bring about the changes that inspired me two years ago to join the PAC. When I saw the commitment of those who have -- many of whom you have heard from tonight who had brought this project to this point -- and I remember telling my wife at that point I'm joining the PAC. I want to commit whatever skills and abilities I have to this work because we're at a pivotal moment in this project. That was two years ago. I admit my naiveté. I thought we were closer. So two years later here we are. And it's a very proud night in that respect. So I encourage you to pass this tonight to give us the tools. The second comment is this -- exercise the same vigilance that you have exercised tonight hearing these matters before you at every phase along the way. As many speakers before me have said, this is just the beginning. And so I would just encourage you as this project moves forward to exercise the vigilance, to ask the tough questions, as we try to do at the PAC, to make sure that all -- again the aspirations of our community that are embedded in this project are realized. Thank you very much.

PRESIDENT SWIG: Thank you.

TIM COLON: Good morning, Commissioners. Tim Colon on behalf of the San Francisco Housing Action Coalition. And the first thing I'd like to say is to express my deep and abiding gratitude to the Commissions for adopting the EIR tonight. It was a long time coming. And at the same the appreciation for the stamina, the dedication, the professionalism of the departments that brought it to this point. We've seen them many, many times. And after 35 years since the base closed and -- what -- going on a dozen years of planning, here we are. The planning was necessary to -- it was useful and it made the project better. It was better for San Francisco that this 12-year planning process went on. But we would do well to remember that the objective is not the planning. The objective is to build something in this part of town. And I think that, as you've heard before, this is the starting point. This will before you again and it success will stand or fall on the degree to which the agencies cooperate. It's brought before

public bodies; the tough questions are asked. You're close to making history tonight. Please adopt the action items before you. Finish the job. You're getting close. Don't let up now. Thank you.

PRESIDENT SWIG: Thank you.

SUE HESTOR: Sue Hestor. I have comments in basically two areas. One is the first issue, which is the CEQA findings and all of the overriding considerations. I ask those of you who are used to doing this -- this is Planning Commission -- to really look at these findings. There are no impacts except transportation and noise impacts in the EIR, according to these findings. There's no impacts on open space. There's no impacts on Candlestick Point Park. There's no impacts on Yosemite Slough. There's no impacts, even though it comes through in the letter from BCDC, of resources that deal with the Bay. So you have overriding creditors that have lots of things talking about transit impacts -- pardon me -- transportation impacts, traffic impacts. It's really scary to think that people are that myopic about natural areas along the waterfront. The second thing is I think one of the things you should clarify -- Planning Commissioners -- again, Redevelopment is in a different shoe -- is what are the entry points in the future? Is this a 20 years and you don't see it anymore issue? If it is, this better be perfect. You better have a totally -- totally clear understanding of energy standards. You better have a totally clear understanding of sea level rise, because you won't see it in 20 years. The people won't see it. It'll be at the Redevelopments hands. So you need to find out from your staff when do you have any view -- any view at all -- of this project again. Is it basically after your grandchildren have graduated from high school or college? How long? Because this is not -- and this is directed to Commissioner Borden. This is not the eastern neighborhoods. This is 20 years of abandonment. You did not abandon the eastern neighborhood from project review. You did not abandon -- you've done eastern neighborhoods projects two weeks in a row -- big ones. You were looking at the eastern neighborhoods in Market Octavia when you did 555 Fulton and you did 900 Folsom. It helps you think again about whether they're good, because you have cases before you. This is no more. You don't see it. So you have to pay close attention to is this really the best it can be in terms of analysis. But I'd also like to second Saul's comment about the nuclear option. A nuclear option is no option. The only option for enforcement is liquidated damages with cash on the line, because no one sets off a nuclear bomb, including the Redevelopment Agency, the Mayor's Office, and the City. It doesn't happen. Politics don't allow it. The way to get people's attention is money on the table. Thank you.

PRESIDENT SWIG: Thank you very much.

MANNY FLOREZ: Thank you, President -- boy, I'm tired. Commissioners, I want to applaud you all for a job well done, for your time and energy. Staff, Mr. Blackwell, Mr. Snyder, Mr. Evans, Kofi, everybody here, job well done tonight. You guys are great, seriously. And with that, I move for approval and I call for the question and thank you very much.

PRESIDENT SWIG: We'll try to go there. Is there -- we have no more cards. Is there anybody else in the audiences who wishes to address either commission at this point. Please step to the mike. Thank you.

MEMBER OF THE PUBLIC: Good morning, President Swig and President Miguel and Commissioners on both sides of the Chair. I'd like to just say thank you for passing the EIR. And I'll tell you why I think this project has to go through. I don't know of any other project where the community can come together, you can change the lives of people, of families, where someone can actually go to work in their community and afford to purchase a home in their community. That just does not happen. It doesn't happen anywhere else in San Francisco. And I just want to be brief and say please let's get this thing passed. Let's get to work. And let's help families out. Help the residents of San Francisco out. Thank you.

PRESIDENT SWIG: Thank you very much. Is there anyone else in the audience wishing to address the commissions at this point? Hearing no one and seeing no one -- yes, I do see one.

MARTINEZ PELOSA: Martinez Pelosa, pile driver. Local 34. I'm working with the carpenters' union over here, Local 22. And I was for two weeks outside this beautiful City Hall. You probably got my handbills. I work for the workers and I represent better living for the community. And I'm going to give you something that nobody give you before probably -- my cell phone number. And if you guys got kids that needs work, you know, we've been promising jobs. Well, there is no jobs. And these projects will create jobs. And if your kids wants to become good union members, I'm open to give you my telephone number. Thank you.

PRESIDENT SWIG: Thank you very much. Once again, is there anybody in the audience wishing to address either commission on this item? I'm seeing nobody or hearing nobody. And with that, I'll close public comment and turn to both sets of Commissioners for their comments. Remember this is a joint comment period, so press your buttons at will, regardless of commission, if you wish to speak. And I'll start with Commissioner Antonini, please.

COMMISSIONER ANTONINI: Thank you. I just had a couple of questions. I know the hour is late. Perhaps Mr. Cohen can address these. And the first is -- a question was raised buy a commenter and it has to do with the oversight of the Planning Commission in the future. And my understanding that it is no less than what we have in situations like Mission Bay. Of course, we have design review, we have office allocation. We might also have approval powers over some of the vertical developments. Perhaps you can elaborate a little bit on that.

MR. COHEN: Yeah. I think it is accurate to say that what's being proposed here is consistent with not only with what's been done recently -- not so recently maybe with Mission Bay -- but Schlage Lock, Transbay Zone 1, what is being contemplated for Treasure Island for comparable examples. What it really involves is fundamentally the implementation of the project under the redevelopment plan as a jurisdiction of the Redevelopment Agency. Primary function for the Planning Commission is approving the design guidelines, the redevelopment plan, and obviously any amendments to the design guidelines. Redevelopment plans come back. But that cooperation agreement, which was described earlier, requires that the planning director and the planning staff have a very active role, including at major phase approvals. And past practice and what we would expect future practice to be that the planning director would exercise his expression and bring those items to the Commission for comment.

COMMISSIONER ANTONINI: Thank you. And I guess my other question, while you're here, is just on the tax increment. I think there was a little bit of misunderstanding, because that doesn't affect places except the new construction. The tax from what is new it goes to tax increment. It doesn't go to existing. And my understanding is that absolutely none of that goes to the stadium. It would go to the infrastructure. The stadium is funded by a hundred million from the developer at least and not from the tax increment.

MR. COHEN: Well, thank you for giving me the opportunity to clarify that, because you're entirely right. No one's taxes anywhere in San Francisco are going to go up to pay for this project. The way tax increment financing works is right now, because this property has been abandoned for so long, it actually doesn't generate any taxes. And so the new development and homeowners will pay regular taxes, but those -- a portion, it's actually about 60 percent of the net new taxes -- go back into the project, because without the investment, as Tiffany presented earlier, you'd have no project at all. And for that reason, the fiscal watchdogs in San Francisco and the Controller's office and the budget office have never had a problem with this type of tax increment financing, because it is the classic but-for financing. But for the project, there's no property taxes to talk about. And so it's the reinvestment of the taxes that the tax increment itself creates. That is what makes the tax increment work. That's why it's the most powerful tool under California redevelopment law. And no one's taxes go up as a result.

COMMISSIONER ANTONINI: Yes. And I think the only other thing on this was that I did hear that there would be provisions which only make sense that some of the tax increment funding could be used for related infrastructure outside some of the areas, such as Harney Way or perhaps it was brought up, even though it's a different zone, the Hudson situation. But that would come later in India Basin.

MR. COHEN: Yeah. It's one of on the long list of public benefits that we talk about that reach outside of the boundaries of the project. There's about \$67 million in transportation improvements which are offsite to improve streets, to improve streetscapes, to improve signalization, transit, et cetera.

COMMISSIONER ANTONINI: Thank you very much, Mr. Cohen. And thank you also for your very clear statement at the very beginning that talked about the four concerns, because that was one of the best encapsulations of what we have been hearing for a long time. And I thought it really answered a lot of the concerns that people had. Thank you. I just had a couple of other comments. And that's I really appreciate the remarks of Angelo King in regards to the opportunity that this presents for middle-class housing. I've been on the Commission eight years and it's been a constant problem; and that is we're not providing affordable middle-class housing. And that is a situation I've seen on a personal level, because I've been in dental practice 38 years and many of my patients who used to live in San Francisco don't anymore. And -- and many are African-American and of all ethnic persuasions, but they would love to live here, but they're in other places because they want to buy homes. They've bought homes. They can't buy homes here. And this is exactly the type of situation that will allow this to happen in the future. And the other part of it is that we have the to realize that there will be a certain amount of market-rate housing also, because last time I looked dollar bills weren't falling from the sky. And for one of these things to work, there have to be people who will buy

homes; and the money from this and from other developments will help us to fund the entire project. And that only makes sense and it sounds like a wonderful concept and one that's been used successfully in many places. So I'm very proud to be a San Franciscan tonight. I think this is historical in these beautiful chambers. People still here after 11 hours. Maybe I've added an hour, but it's around that amount -- 10 to 11, anyway. And that's wonderful. And I won't go over all the parts of the plan that have been talked about many times. And I have -- hard to believe that somebody would actually be in opposition to this plan, because it is too well structured and so well done.

PRESIDENT SWIG: Thank you, Commissioner. 11 hours and 19 minutes -- 20 minutes, to be exact. Commissioner Bustos.

COMMISSIONER BUSTOS: Thank you, Mr. President. I just want to first of all thank everybody who has been up here, not only today but over the last several years of trying to make this work. It's a tribute to the City staff when members of the public get up and say, hey, we worked really with you, even if at times where people didn't get along. But we can agree to disagree, and as a civil society come together on items that are really, really important to all of us. And so they say a journey of a thousand miles begins with one step. And I think today -- and I'm hoping today that we do two steps towards that journey of finally making this area a place that people could be proud of. In looking at the notes of all the speakers, I think everybody is grateful that there has been a lot of discussion, a lot of debate, and a lot of compromise to get to a point where we can now finally begin to move. So, Mr. President, it's my great honor as a San Franciscan to move that we approve the findings, directives, and amendments that are before us.

PRESIDENT SWIG: Thank you very much. Commissioner Breed.

COMMISSIONER BREED: Thank you. Just a couple of quick questions and I don't think that I'm looking for the answer this evening. But I'd like to hear more about the health center that was mentioned, the interest in providing a health center. And I also -- which I stressed in the past in terms of community outreach in the future, would like that to be a focal point of discussion, as well as the plans for the hospital -- the children's hospital and the cancer hospital that's planned for Mission Bay. So I want there to be a thorough discussion around -- around opportunities in the Bayview for this health center. And I apologize. I'm mumbling my words. Late in the evening. But so I'd like to see further discussion on that issue. One other thing that I also want to mention is I'm really excited about the opportunity to move this forward. I want us to continue the dialogue. I want us to continue the conversations with the residents who were impacted by this the most. And, specifically, one of the conversations that I also had was with the director of the housing authority, who assured me that he would be very proactive in working with the residents of Alice Griffith to make sure that they are all ready for this transition. And I think not only has he stepped up to the plate, but the fact that we have Redevelopment, Planning, Mayor's Office of Workforce and Economics Development, and all of these different City departments coming together to not only go above and beyond around outreach, around meeting with members of the community on a consistent base. I mean all these things makes for a design of a great project. And I'm really happy to be a part of this project. And I want us to continue to go above and beyond as it relates to communicating

everything that we're doing and constantly receiving community input. I've listen to the community input today, both the positive and the negative, and really have taken that into consideration. But it is so different when you are in the community when you have family -- I'm a native too and I have family members who live in these areas. I have friends who live in these areas. I have friends who are raising children. I just went to my niece's graduation today earlier in this neighborhood. And I want the best for the people who currently live there. I want the best for the people who are going to live there. And there is no way in heck that as a Commissioner would dare put somebody's health in jeopardy above -- put something else above somebody's health. The jobs will come and go, but a person's life is invaluable. And we all understand that. We don't serve the city just because we want to be on a commission and we want to read all these materials and sit in all these long meetings. We believe in what we doing as commissioner and we believe in people, more importantly. And so as far as I'm concerned, I think this is a step in the right direction. And it's an investment in the future of this community. And I want to make sure that we don't forget the people of the Bayview Hunters Point, who have been there their entire lives. I don't want them to get shut out of the job opportunities. I don't want them to get shut out of housing opportunities. And we will do everything that we can to ensure that this cleanup is done. And, finally, let me say that I want to also thank labor for their willingness to basically roll up their sleeves and work with members of community and understand that there's a level of frustration in the community of people who are not necessarily involved in the trades but are watching others work in their communities; and wanting to be involved in labor has opened the door for that opportunity. And we're all working together. And the big key word in moving this project forward is collaboration. We all have to work together to make this better for San Francisco and for our future generations. So I'll second this and I'm really excited about this. And thank you all for coming. Thank you all for hanging in there and I want the thank the Commissioners of Planning and Redevelopment. And, more importantly, I want to thank the staff who has gone above and beyond and worked on this project for so many years. And, especially, Michael Cohen, who has been not only involved in this project, but the work he's done on Treasure Island. He's been so committed to this city. So I just wanted to say that and thank you and I second it. Thanks.

PRESIDENT SWIG: Thank you, Commissioner Breed. Commissioner Moore.

MS. AVERY: Commissioners, President Swig, before Planning Commissioners start their deliberations, let me just make an announcement. Your commission has already made a motion and seconded. And it's my understanding that the Planning Commission has to take their actions prior to your commission taking theirs. And I just want to put that on the table.

PRESIDENT SWIG: Yep. Understood and duly noted. Commissioner Moore.

COMMISSIONER SUGAYA: Sure.

PRESIDENT SWIG: Oh. Sorry. Shared mike.

COMMISSIONER SUGAYA: Like I said before. I have a procedural question for the Planning Commission. Are we going to make one motion on all items on the list or are we going to take them separately?

PRESIDENT MIGUEL: I have to entertain whatever motion is made.

COMMISSIONER SUGAYA: Well, here's my issue. I'm going to vote against two of the items on here and I'm going to vote for the rest of them. If we take them all at once, I'm going to be forced to vote against the entire motion.

MS. AVERY: Then, Commissioners, I would actually recommend that you take your items independently -- I mean separately.

COMMISSIONER SUGAYA: Let me explain why. Because of my opposition on the environmental report, I don't think that I can vote on the CEQA findings, which I think are still flawed. The way the CEQA -- the way the language is set forth, it says we found that the FEIR was adequate, accurate, and objective. Because of my position, I don't think I can make that finding. It's also bolstered by the fact that in the materials we received in our packet with respect to this item, there's a projection of \$400 million that was made by CB Richard Ellis with respect to the rehabilitation costs associated with the preservation alternative. I don't doubt that number. I'm not an economist and not a real estate person. So if we use that number, my problem is that later on it says, At best federal tax credits, et cetera, would total about \$28 million. That's less than 10 percent of the 400 million. The historic preservation tax credit alone is worth 20 percent of rehabilitation costs, which puts the figure at 80 million, not 28. So that analysis, I believe, is flawed. It's a little thing, but it's an indication to me that some of the numbers being used in here are not correct. Secondly, on a motion to find the Planning Code Section 101 findings, there's a statement that, Thus the project would not adversely affect the preservation of landmarks and historic buildings. I don't believe that finding is true. So on the motion for Section 101 and for the findings on CEQA are the ones that I'm objecting to.

PRESIDENT SWIG: Any other comments, sir?

COMMISSIONER SUGAYA: If you want to take all the rest of them, that's fine with me. If you want to separate it out, those two -- whatever you want to do. But that's my position at the moment.

PRESIDENT MIGUEL: You can make a motion on the other.

COMMISSIONER SUGAYA: I'm not going to make a motion to deny it. That happened to me the last time and I was burned terribly, so I remember my Roberts rules here.

PRESIDENT SWIG: Okay. Thank you very much. Commissioner Borden.

COMMISSIONER BORDEN: Okay. So we've had many hearings over the last month, month and a half on this plan. And I think, just as in those hearings, we found that there aren't major issues with the plan. They're obviously things to be quibbled with and there are opportunities to fix and refine the plan; and I know that that will happen, just as we've seen with Mission Bay and with other projects. And I do ask the planning director that he, when there are changes, bring those projects back to us for review. And I know that we'll be interested because of the

larger developments as they're coming forward to look at those. So I just want to put that out there for the planning director since you're going to be working with Redevelopment on the plan issues. I'm so glad to hear the clarification on the tax increment financing. I think that's important. The issue of the health center. Obviously, this plan is going to further refined, but I would state my support for rebuilding the Southeast Health Center as well. I think that a lot of the transportation things will be coming to fruition through the transportation plan, so I know that there will be input from the Redevelopment Commission as well as from the MTA, I would imagine, on the transportation plan. I imagine we'll get some clarity around Hudson and some other issues there. In terms of the issues of what they require of the developer, I think there's lots of penalties here in the project and this is what's customarily done in DDAs because this goes with the land. I think that we have assurances if the developer can't meet the obligation that there will be future developers along the way that will meet the obligations, as we've seen with Mission Bay, which was initially put forth by Catellus; and, as you all know, Catellus no longer exists and projects continue to come forward to approve there. I think it's time for this community to have its plan. I am originally from Baltimore, Maryland, but people might know about Baltimore. Baltimore experienced African American flight to the suburbs. Detroit experienced the same thing. That's what's destroyed those cities. And the reason that African Americans -- the middle class -- left those cities and kind of left them in the condition that they were was because there weren't new housing and job opportunities in the cities anymore. And I think that's a real issue that we have to look at. The reason that so many people moved to Antioch is they wanted new homes in a nice community. When people think about moving up -- my mother grew up in West Philly. When she thought about moving up, she didn't think of staying in West Philly. I love urban cities. I love that. But I understand the thinking and people -- the middle class will want to come back if this project is the project of the opportunities that this community has settled upon, which the CAC and the PAC, which is made up of a lot of the African American middle class, has arrived at as the best opportunity there. I think it can be underscored that we've seen this in other cities across the country; and what's caused the gentrification is there weren't the new opportunities in those communities. Places like Baltimore are now becoming gentrified, because new development -- because so many of the African American middle class has left and they're not coming back. And the only people that are coming back, unfortunately, are a more affluent class of individuals; and it's because the new opportunities took so long to come and people became settled in the new communities that they became part of. So I think we have an opportunity. We've had the commitment from the CAD and the PAC here, saying that this is what they want and the community needs. We've gone through numerous hearings on transportation, on affordable housing, on the jobs. I think there's obviously work to be done on the new PLA and the new jobs agreement. And I trust and I'd love to get updates on where Redevelopment gets through in that process. But I, too, believe that it's time to move forward and approve this plan, like every other neighborhood in the city's plan is being approved. I know lots of people are supportive of the Treasure Island plan. I might remind people that the same developer is developing Treasure Island. So it seems to me if we can support a plan put forth by a similar developer in another part of the city, it should be something that we can support in this part of the city as well. So, with that, I want to move Items -- let me look at the agenda here.

MS. AVERY: And, Commissioner, as you're looking at the agenda, let me just remind you that you do have to adopt CEQA findings before you adopt anything else.

COMMISSIONER BORDEN: Right. So why don't we move to adopt CEQA findings and then the -- I guess the No. 6, which is related to the General Plan findings consistency, because it's related to the CEQA document.

PRESIDENT SWIG: Okay.

MS. AVERY: I'm sorry. Is there any other Commission comment?

PRESIDENT SWIG: Yeah. Commissioner Lee.

COMMISSIONER LEE: I think about 20 years ago -- and I think -- I wanted to mention Sue Bierman. She served on the restoration advisory board. And I remember the early '90s, before she became -- she was a planning commissioner at that time and became supervisor and then port commission before she passed away. Actually, I had coffee with her at McDonald's at the Haight. She used to hang out there. And so we talked about Hunters Point shipyard. And she always wanted to make sure that this project -- that she could be part of before she passed away. And she passed away, I guess, about four or five years ago, unfortunately. But, however, I think today she would be proud we finally did it, after 20 years.

PRESIDENT SWIG: Thank you, Commissioner Lee. Commissioner Olague.

COMMISSIONER OLEAGUE: Yeah, I just was going to comment. I have notes. I'm really sleepy, so I'm going to try sound somewhat articulate here. The UN Global Compact -- let me see where my notes are -- I don't know. I'll see if I can remember some of this stuff. But I just think I would hope that if we ever get to the point where that is going to be considered for this project, that there is at least a public hearing so that we do truly understand the nature of this. And I know there were some concerns that were raised by a member of the public today; and I just hope that we do follow through and inform ourselves as to some of the entities that are involved in that -- in that. I wanted to -- I'm not feeling completely satisfied with where we are currently with this, so I'm disinclined to support it. But I did want to thank the staff -- Planning staff has been very accommodating, answering questions. And, also, Mayor's Office of Economic and Workforce Development has been very open and friendly to me; and I've sat with Michael Cohen and Tiffany and Sonya, who talked to me at length about some of her ideas around workforce development. So I'm hoping that eventually the language -- and we discussed this a little bit at the hearing and I followed up with members of the community. It was Brightline Institute I believe that raised a lot of concerns around some of the language that -- mandatory versus good faith in local hiring discussion. So I know that Sonya said that there's still a lot of work -- I think her name is Sonya. I hope I'm getting her name right -- that there's still work to be done around local hiring and workforce development and putting teeth to it. So we're getting close, but doesn't sound like we're quite there. So I'm hoping that still there is moves in that direction. Also, as it pertain to Alice Griffith, I know, is one of the projects that's going to be redeveloped here; and that's long overdue. I know that in other parts of the city, we saw Valencia Gardens and also the project in North Beach that were also renovated through, I believe, tax increment funding -- redevelopment tools. So here I think it's going to be a little bit different setup. I believe that there isn't going to be any direct City funding for this project, but

I do hope that we still ensure that all local laws regarding right of return and relocation are applied. I believe that, again, we talked a lot about flight of African Americans out of the city. I believe that the population is currently as low as six percent. I know this community has been languishing for a long time. I'm not sure that this plan necessarily directly addresses that concern. It seems -- I was a lecture recently where someone pointed out that the issue that a lot of planners dealt with before was white flight out of the city and into the suburbs and now it seems to be that we're looking at a lot of return of non-ethnic populations back into the urban environment and in many ways the issue of how that impacts communities and communities of color is one that still needs to be examined. And I think that's probably an issue that we're going to all be looking at over the next few years. I think that this plan does address the needs of those populations, but I'm not convinced entirely that it addresses the needs of people who currently live in that neighborhood. I wanted to -- I have heard that there might be some legislation that's currently worked on regarding Hope VI projects, so I do hope that we can be sure that residents of Alice Griffith get the same rights, protections, and services that residents of other Hope SF public housing units will have. Therefore, if there are any further local protections guaranteed by the City, I hope that even though the City isn't financing this project, I hope that these residents of Alice Griffith will be subject to the same protections related to relocation and right of return and those sorts of things. Again, I'm just a little sleepy. I have notes, but I'm not going to continue on. I think it's a work in progress. I know that some people did mention the community health facilities. There was a -- Commissioner Breed, I believe, and a member of the public. And it does seem that there still are questions around infrastructure, around schools. If we're talking about bringing 10,000-plus new residents into the city and market-rate developments, then I think the only hospital I'm aware of in the south side of the city is, obviously, General Hospital and St. Luke's. And St. Luke's has only really given a 20-year commitment to the City. Of course, those conversations are still in flux as we view the CPMC project. But \$2 million is all that I see allocated currently for community health facilities. And that doesn't seem enough to accommodate those additional residents that we see there. Again, education. In Mission Bay, I believe we had to add a school and this sort of thing. I question whether the 49ers -- we've been hearing about the 49ers returning to the city for I don't know how many years. Still hasn't happened. Maybe it will some day. In the event that it doesn't, though, we -- the research on the alternative to that, I'm not sure if it's an alternative that necessarily lends to the economic diversity of the city. So I still think that there's a lot of work to be done here. I'm just not ready to support it.

PRESIDENT SWIG: Thank you, Commissioner. Now, Commissioner Moore.

COMMISSIONER MOORE: I want to briefly speak about the plan as a physical plan, which I believe has many strong points and has been thoughtfully developed. Given my position on the EIR and my concerns about a number of areas, I will not be able to support adopting environmental findings and the statement of overriding considerations under CEQA. I also feel that Commissioner Sugaya's concerns about the incomplete considerations for historic preservation on the project warrant attention. And I cannot support our motion under Item 6 either. I would strongly encourage Lennar to keep the option of a road circumnavigating Yosemite Slough as a consideration, because I do believe that Mr. Bloom's concerns are something we need to keep on the table. And I do think, as you seem to indicate to be open to consider the maturing of the plan as something which will be revisited, that that move is not in

front of us today or tomorrow. But as you're moving forward with whatever the votes on June 8th will bring forward, there will be opportunities to revisit that particular aspect of the project. I also personally would be interested -- and I'm not quite sure if that is solved tonight -- to find at the minimum five-year increments in which both parties together and singularly would revisit updates on the physical implementation of the plan and come together to discuss critical crossroads at which major considerations need to be considered and evaluate together in light of the responsibilities we're taking on today for approving a project which has a time frame of 20 years of implementation. That, for me, personally is too large a leap of faith. As I said, I strongly believe that what you have presented and what you have worked in the physical plan as it stands, you have convinced many people who are here tonight. But in the end, as change is inevitable and that's the only thing which is certain, I think the community at large, which is primarily Hunters Point and Bayview, they should have the right to re-voice concerns and be part of a change in direction if it's necessary. And I think there is no plan ever made which can be fully implemented in the way that we're seeing it today. Change is inevitable and you can only try to stay with change and responsibly make decision which take it forward to the next level as you describe your own processes as reiterative. So, in light of that, you have the -- you have my support for the physical portion of the plan. In some other areas, I have to reserve judgment to not support you.

PRESIDENT SWIG: Thank you, Commissioner. Commissioner Olague, you had your -

COMMISSIONER OLEAGUE: If I want to say something, I might.

PRESIDENT SWIG: Commissioner Covington, please.

COMMISSIONER COVINGTON: Thank you, Mr. President. Due to the lateness of the hour, I was going to forego my comments, but after hearing some of my fellow Commissioners, I do want to point out a couple of things. One is that I want to make sure that everyone assembled here and everyone listening on KPOO and watching on our government channel understands that the reason the Redevelopment Commissioners may appear quiet is not due to the lateness of the hour, but we have been over this territory many, many, many times. We feel secure in our votes. We know our CAC members. We know our PAC members. We know them to be people of integrity and great intelligence. We have had many discussions with them, both formal and informal. The City family/staff members have worked way beyond due diligence. They have really brought their best efforts to this larger effort from which we will all benefit for many, many, many years to come. There will, of course, be numerous meetings, monthly, regarding each and every aspect that has been presented to you. All that the staffs of the various agencies and the departments understand that -- they understand that we bring to our tasks great scrutiny of what it is that they do. We are committed to this. I am committed to this because I am familiar with what's going on. I am familiar with these documents. I have questioned Michael Cohen just this morning continuing the conversation about Ohlone burial sites as well as our issues. Anytime I have had a question I have presented it; and I presented follow-up questions if I did not understand. So I feel very, very confident that, while this plan may not be perfect it is what we have before us now after many, many years and an incredible amount of effort on the part of at this point hundreds of people. People are eager for this change. Again, the community vetting of this whole process has been extremely thorough.

And I listened to my fellow citizens when they speak about their house, their block, their immediate community; and I respect their feedback. Concerning hospitals, the health center has in these documents an appropriation of \$2 million. That is just the beginning. We also have the Health Department. We have granting foundation sources that can also be tapped. This is the threshold. This is not the top of the doorway in terms of moneys for the health center. The hospitals in Mission Bay, pediatric hospital as well as the women's hospital there, have a number of hospital beds and doctors that are going to be going online as soon as those properties are built out. And in addition to that, in Mission Bay we have required as an agency -- I put forth the motion myself -- that with all of this build-out of Mission Bay that there be workforce housing. Many of the people who live in the Bayview are going to work in those hospitals. They're going to want to work in the daycare, work in the laundry room, you know, after they have graduated from Harvard Medical School. And I do want to point out that many of our young people don't get enough -- enough screen time, enough ink in the newspapers -- about their good deeds. We do have college graduates in the Bayview. We do have people with advanced degrees in the Bayview. And they also will be looking for positions in these hospitals. So the hospitals -- again, this is just the beginning. The health center -- this is just the beginning. And to stay at the beginning means that there will be no progress. We have got to start somewhere. This is our starting point. I had just a couple of very quick questions for Mr. Cohen. Mr. Cohen, is building No. 205 slated for demolition or is it slated to be kept? I was a little confused in the documents.

MR. COHEN: I'm also a little confused, so I have to get the answer.

COMMISSIONER COVINGTON: Okay. That's the one with the lovely archways. It's a brick building close to the --

MR. COHEN: All the pump houses are definitely being retained.

COMMISSIONER COVINGTON: Okay. Great, because that wasn't clear to me.

MR. COHEN: So, yes. The answer is it's being retained.

COMMISSIONER COVINGTON: I'm happy to know that. And could you please circulate a photo of Building No. 224? I wasn't able to, in all of these volumes, find a photo of No. 224.

MR. COHEN: We'd be happy to do that.

COMMISSIONER COVINGTON: Okay. Thank you. And I'm trying very hard to be brief here. Alice Griffith. There have been meetings over the past few years -- the Hope SF Task Force, the San Francisco Public Housing Task Force -- which I really feel need to be reconvened so that we continue the work that we had begun -- has made sure that there are guarantees in place so that the current residents of Alice Griffith do have a right of return. In addition to that, they have been very, very active in pushing us to get this done. The president of their residents association, the vice-president, and the entire executive board of Alice Griffith is very eager to see this happen. So I don't know if my comments can allay the fears of some

people who seem to be reticent to say aye to a number of items, but it's the best I could do at this hour.

PRESIDENT SWIG: Thank you, Commissioner Covington. The Commissioner Moore button is pushed again.

COMMISSIONER SUGAYA: Yes. I have a couple of questions. I don't know who to direct it to -- Mr. Cohen, maybe. I understand the tax increment is a tremendous financial tool. The understanding of the way it works is you have a base and development starts and whatever above that begins to be generated is then available for use within the project area or, in this case, perhaps beyond a little bit. The issue for me with tax increment has always been then that portion of the increased increment does not flow back into the city as a whole. You said that the use of the tax increment generates additional benefits to the city through business taxes and other forms of revenue that may be generated. Do you know of any studies that have been conducted to show that perhaps that kind of revenue flow back to the city offsets the tax loss?

MR. COHEN: Yes. In fact, there is a fiscal impact study which we have filed with the Board of Supervisors and the Controller of the City of San Francisco as this moves through the Board process. So there are two things. One, while a portion of the tax increment is recaptured, again, recognizing without the investment of tax increment, there is no new taxes. There's a portion that continues to flow through to schools and other important elements of the local service network that are not necessarily general fund funded. But for every project -- we do it for Treasure Island, for Mission Bay, this one, Transbay, we did it for Rincon Hill -- we conduct a fiscal impact study. The purpose of the fiscal impact study is so, notwithstanding the fact that the property tax that would normally flow into the general fund, we look at what are the costs over roughly 30 years, the increased costs to the City for police, fire, DPW, public health, et cetera. Then we look at the revenues that come -- that are separate from the property tax which go to future tax increment financing. In this case in the early years the revenues match the cost. And over time the net benefits to the general fund become enormous. One of the things that we have discussed in many of these project areas is that every year we have these budget fights over a shrinking pie, that there are opportunities to actually grow the pie. And these economic analyses show on projects like this -- Treasure Island and other ones -- that over time the net benefits to the general fund is enormous.

COMMISSIONER SUGAYA: All right. And second question: Again, I don't know though who to direct it to. The approximately 30 percent of affordable housing, apart from Alice Griffith -- I understand for that particular housing development that the residents are guaranteed that they will have units and that they won't be displaced, because it will be a phased process. For the other units that will be affordable at whatever level, there's been lot of talk and presentation and arguments made by people -- residents of Bayview or advocates of housing in the Bayview -- that this project is essential to that community. However, in past situations I've been led to understand that there's no guarantee that that housing is solely available for Bayview residents; is that correct?

MR. COHEN: Yeah. That's true. As a matter of fair housing law, for Alice Griffith units, as you noted, those residents not only have the right of fair return. But there's actually something

much more profound here -- and you alluded to it -- which is in the past for public housing residents we have given them a certificate and said come back in three years when your units are rebuilt. And because of the needs of these individuals, they often don't come back. The unique opportunity at Alice Griffith is we are building the replacement units first while people stay in their current homes. That addresses that. The remaining of the affordable housing units, which are subject to a variety of state and federal fair housing laws -- and I'm looking at Agency Counsel Morales, who literally wrote the book on a lot of this stuff. What we can do, and what we do, is aggressively market these opportunities in the Bayview community. We have been having first-time home buyer workshops and affordable housing workshops in the Bayview for years around this project to try to create a disproportionate opportunity for Bayview residents. The other thing I would add is the Redevelopment Commission took a fairly important step, I think, maybe half a year ago, where they expanded the preference program, which is an opportunity, notwithstanding fair housing laws, for future certificate holders to sort of jump to the front of the that line and expanding that program to multiple generations of former San Franciscans who now may live in the East Bay or even out of the area, creating a much larger pool of both current Bayview residents and former residents to come back. And so we have basically done everything we can within the limits of fair housing law to create that result.

COMMISSIONER SUGAYA: Okay. Thank you. I don't know whether this is the time to introduce my three little additions to the plan -- or should I wait until there's a motion?

COMMISSIONER ANTONINI: If I may, I'm going to move Items 2 and 6.

PRESIDENT SWIG: There is a motion on the floor.

COMMISSIONER ANTONINI: I'm sorry. I was going to call the question for Items 2 and 6.

MS. AVERY: Commissioner, before you call the question, the City Attorney has informed me that, because of the sequence of the items, that she recommends that the Commission take the items separately. So she's basically asking that you separate Items 2 and 6 and take them -- take each item separately.

COMMISSIONER ANTONINI: Okay. I would then call the question --

MS. AVERY: There is a motion on the floor for -- that motion has to be rescinded and the motion needs to come through for one item, for Item 2 only.

COMMISSIONER ANTONINI: I think I was a seconder.

COMMISSIONER BORDEN: Yeah, so the remaker of the motion moves to adopt CEQA findings along with the mitigation and monitoring reporting program.

MS. AVERY: And the second?

COMMISSIONER ANTONINI: Second.

MS. AVERY: Oh, that was Commissioner Lee.

COMMISSIONER ANTONINI: Okay. Are we clear on this is Item 2 that we're voting --

MS. AVERY: This is Item 2 only, on the CEQA findings and the consideration of overriding conditions. Mr. President, would you like to call the question?

PRESIDENT MIGUEL: Call the question on Item 2.

MS. AVERY: On Item 2, for adoption of CEQA findings and considerations of overriding considerations. Commissioner Antonini.

COMMISSIONER ANTONINI: Aye.

MS. AVERY: Commissioner Borden.

COMMISSIONER BORDEN: Aye.

MS. AVERY: Commissioner Lee.

COMMISSIONER LEE: Aye.

MS. AVERY: Commissioner Moore.

COMMISSIONER MOORE: No.

MS. AVERY: Commissioner Sugaya.

COMMISSIONER SUGAYA: No.

MS. AVERY: Commissioner Olague.

COMMISSIONER OLAGUE: No.

MS. AVERY: Commissioner Miguel.

PRESIDENT MIGUEL: Aye.

MS. AVERY: That motion passes 4 to 3, with Commissioners Moore, Sugaya, and Olague voting against. Thank you, Commissioners.

COMMISSIONER ANTONINI: I would like to now move Item 6, if that is okay with the City --

MS. AVERY: No. She'd like you to go in order. Actually in order.

COMMISSIONER ANTONINI: Every single one of them?

MS. AVERY: Every single one of them.

PRESIDENT MIGUEL: Individually.

COMMISSIONER ANTONINI: Okay. I'm going to move Item No. 3, amendments to -- request for amendments to Bayview Hunters Point area and various elements. Move.

COMMISSIONER BORDEN: Second.

MS. AVERY: Mr. President, we have a motion and a second for approval of Item No. 3, which is a resolution to approve amendments to the Bayview Hunters Point area plan, the transportation element, recreation and open space element, the commerce and industry element, the land use index, establishing the Candlestick Point subarea plan, the Hunters Point area plan, along with other minor General Plan map amendments. That motion --

COMMISSIONER SUGAYA: This is the time -- is this the part that I'm going to amend? I just want to add a couple of things. One that I already mentioned. I'd like to have some inclusion for a concept that includes a history walk.

COMMISSIONER BORDEN: Would that be here or where would it be?

COMMISSIONER SUGAYA: As I was told, I couldn't stick it in mitigation.

MR. SNYDER: Mat Snyder for Planning Department staff. Perhaps the more appropriate action would be to add it in the D for D -- in the design for development document. As a General Plan, we do have some general language about wanting to celebrate the history of both areas, but they're not specific. If you wanted to provide --

COMMISSIONER SUGAYA: And, also, I'd like to have Building 813 continued to be evaluated for historic significance. And then, lastly, the condition that reflects the request of the Historic Preservation Commission that there be continued consultation with them on Alternative 4-A and their concern about other historic resources that may be in the shipyard.

PRESIDENT MIGUEL: Would that all be included in Item No. 9, D for D?

MR. EVANS: Just to clarify -- Tom Evans from the Redevelopment Agency staff. The redevelopment plan does currently call for preservation of Building 813, but we could separately --

COMMISSIONER SUGAYA: I realize --

MR. EVANS: -- that the Agency do an evaluation on top of that, but we're not planning --

COMMISSIONER SUGAYA: I think I'm just continuing -- I understand that and I think there may be some advantages to going forward with a further historic significance evaluation, because there may be possibilities of a 20-percent rehabilitation tax credit.

MS. AVERY: Excuse me, Commissioner.

COMMISSIONER SUGAYA: I don't care where it goes.

MS. AVERY: But the last recommendation you had for the recommendation of the HPC, I'm sorry. I didn't catch that one.

COMMISSIONER SUGAYA: Oh, it's in the letter requesting that there -- just about further consultation with them on Alternative -- the historic preservation alternative, which is 4-A. I think mainly because they only got the document on the day they were having a meeting and would like some additional -- and I think it's just a matter of the staff and whoever would be involved, just talking to the HBC and working with them on that and hearing them out, I think.

MR. EVANS: Just to clarify, after discussing, we think that all those adds would be best addressed in the Hunters Point shipyard design for development motion.

COMMISSIONER SUGAYA: Okay.

MS. AVERY: So all of those amendments would go to Item No. 9? Thank you.

COMMISSIONER ANTONINI: Okay. So now we're on 3. I believe I am going to move -- I did move 3 --

PRESIDENT MIGUEL: Yes.

COMMISSIONER ANTONINI: And we have a second. And we'd like to call the question.

MS. AVERY: Okay. Thank you, Mr. President. We'll call the question on Item No. 3 for Approval. Commissioner Antonini.

COMMISSIONER ANTONINI: Aye.

MS. AVERY: Commissioner Borden.

COMMISSIONER BORDEN: Aye.

MS. AVERY: Commissioner Lee.

COMMISSIONER LEE: Aye.

MS. AVERY: Commissioner Moore. Commissioner Moore. [inaudible]

MS. AVERY: Thank you. Commissioner Sugaya.

COMMISSIONER SUGAYA: Aye.

MS. AVERY: Commissioner Olague.

COMMISSIONER OLAGUE: No.

MS. AVERY: Commissioner Miguel.

PRESIDENT MIGUEL: Aye.

MS. AVERY: Thank you, Commissioners. That resolution passes 6 to 1, with Commissioner Olague voting against.

COMMISSIONER ANTONINI: If I may, I would move Item 4, which is the request for amendments to the San Francisco Planning Code by establishing Candlestick Point activity node special use district.

COMMISSIONER BORDEN: Second.

PRESIDENT MIGUEL: Call the question.

MS. AVERY: Commissioners, on the motion to approve Item 4, which is consideration of formulating a resolution to approve amendments to the San Francisco Planning Code by establishing the Candlestick Point activity node special use district, the Hunters Point shipyard Phase 2 special use district, and to establish special height provisions for Candlestick Point activity node special use district, and the CP height and bulk district and special height provisions for Hunters Point shipyard Phase 2 special use district, and the HP height and bulk district. On that motion, for approval, Commissioner Antonini.

COMMISSIONER ANTONINI: Aye.

MS. AVERY: Commissioner Borden.

COMMISSIONER BORDEN: Aye.

MS. AVERY: Commissioner Lee.

COMMISSIONER LEE: Aye.

MS. AVERY: Commissioner Moore.

COMMISSIONER MOORE: Aye.

MS. AVERY: Commissioner Sugaya.

COMMISSIONER SUGAYA: Aye.

MS. AVERY: Commissioner Olague.

COMMISSIONER OLAGUE: No.

MS. AVERY: Commissioner Miguel.

PRESIDENT MIGUEL: Aye.

MS. AVERY: Thank you, Commissioners. That resolution passes 6 to 1, with Commissioner Olague voting against.

COMMISSIONER ANTONINI: Thank you. You know the drill now. Okay, so to speak? Item 2. I'd like to move for approval of Candlestick Point, Hunters Point shipyard Phase 2 request for amendments to San Francisco zoning maps amending sections SU 9 and SU 10 to establish the Candlestick Point activity node special use district and Hunters Point. We can go on and on. Okay.

MS. AVERY: Because there's so many, I will repeat them totally.

COMMISSIONER ANTONINI: Is there a second?

COMMISSIONER BORDEN: Second.

MS. AVERY: Thank you. Commissioners, on the motion for approval of Item 5, consideration of formulating a resolution to approve amendments to the San Francisco zoning maps by amending sectional maps SU 09 and SU 010 to establish the Candlestick Point activity node special use district and the Hunters Point shipyard Phase 2 special use district, amending sectional maps HT 09 and H5 010 to establish the CP and HP height and bulk districts. On that motion, Commissioner Antonini.

COMMISSIONER ANTONINI: Aye.

MS. AVERY: Commissioner Borden.

COMMISSIONER BORDEN: Aye.

MS. AVERY: Commissioner Lee.

COMMISSIONER LEE: Aye.

MS. AVERY: Commissioner Moore.

COMMISSIONER MOORE: Aye.

MS. AVERY: Commissioner Sugaya.

COMMISSIONER SUGAYA: Aye.

MS. AVERY: Commissioner Olague.

COMMISSIONER OLAGUE: No.

MS. AVERY: Commissioner Miguel.

PRESIDENT MIGUEL: Aye.

MS. AVERY: Thank you, Commissioners. That resolution passes 6 to 1.

COMMISSIONER ANTONINI: I would like to now move Item 6, Candlestick Point Hunters Point shipyard Phase 2, establish findings for consistency with the General Plan of the City and County of San Francisco and Section 101.1 of City Planning Code for Candlestick Point Hunters Point shipyard Phase 2.

COMMISSIONER LEE: Second.

MS. AVERY: Thank you. Commissioners, on the motion for approval of Resolution 6; that is establishing findings of consistency with the General Plan of the City and County of San Francisco with Section 101.1 of the City Planning Code for Candlestick Point Hunters Point shipyard Phase 2 development project, including an amendment to the Bayview Hunters Point redevelopment plan, the Hunters Point shipyard redevelopment plan, and for various actions necessary for the implementation of the project. On that motion, Commissioner Antonini.

COMMISSIONER ANTONINI: Aye.

MS. AVERY: Commissioner Borden.

COMMISSIONER BORDEN: Aye.

MS. AVERY: Commissioner Lee.

COMMISSIONER LEE: Aye.

MS. AVERY: Commissioner Moore.

COMMISSIONER MOORE: No.

MS. AVERY: Commissioner Sugaya.

COMMISSIONER SUGAYA: No.

MS. AVERY: Commissioner Olague.

COMMISSIONER OLAGUE: No.

MS. AVERY: Commissioner Miguel.

PRESIDENT MIGUEL: Aye.

MS. AVERY: That motions passes 4 to 3, with Commissioners Moore, Sugaya, and Olague voting against.

COMMISSIONER ANTONINI: I'd like to move Item 7, Candlestick Point and Hunters Point shipyard to establish findings of consistency with General Plan proposed amendments to Bayview Hunters Point redevelopment plan and Hunters Point shipyard redevelopment plan.

COMMISSIONER LEE: Second.

MS.AVERY: Commissioners, on the motion for approval of Item No.7, resolution establishing findings of consistency with the General Plan of the City and County of San Francisco for proposed amendments to the Bayview Hunters Point redevelopment plan and the Hunters Point shipyard redevelopment plan as part of Candlestick Point Hunters Point shipyard Phase 2 project recommending the approval of the amendments to such redevelopment plans and making office allocation findings pursuant to Planning Code Sections 320 to 325. On that motion, Commissioner Antonini.

COMMISSIONER ANTONINI: Aye.

MS. AVERY: Commissioner Borden.

COMMISSIONER BORDEN: Aye.

MS. AVERY: Commissioner Lee.

COMMISSIONER LEE: Aye.

MS. AVERY: Commissioner Moore.

COMMISSIONER MOORE: Aye.

MS. AVERY: Commissioner Sugaya.

COMMISSIONER SUGAYA: Aye.

MS. AVERY: Commissioner Olague.

COMMISSIONER OLAGUE: No.

MS. AVERY: Commissioner Miguel.

PRESIDENT MIGUEL: Aye.

MS. AVERY: Thank you. That motion passes 6 to 1, with Commissioner Olague voting against.

COMMISSIONER ANTONINI: Thank you. Item 8, Candlestick Point Hunters Point shipyard Phase 2 for approval of the planning cooperation agreement between the San Francisco Redevelopment Agency and San Francisco Planning Department, Zone 1 of the Bayview Hunters Point redevelopment area and Phase 2 of the Hunters Point shipyard redevelopment project area.

COMMISSIONER LEE: Second.

MS. AVERY: Thank you.

PRESIDENT MIGUEL: This is the one item that will have the continuing 20- or 20-year-plus agreement that will ensure both commissions being involved in everything that happens and is one of the more important considerations before us.

MS. AVERY: That provision is included, so it's not an amendment. Thank you.

COMMISSIONER ANTONINI: Yes. Thank you.

MS. AVERY: On motion for approval of Item No. 8, a resolution to approve a planning cooperation agreement between San Francisco Redevelopment Agency and the San Francisco Planning Department for Zone 1 of the Bayview Hunters Point redevelopment project area and Phase 2 of Hunters Point shipyard redevelopment project area. On that motion, Commissioner Antonini.

COMMISSIONER ANTONINI: Aye.

MS. AVERY: Commissioner Borden.

COMMISSIONER BORDEN: Aye.

MS. AVERY: Commissioner Lee.

COMMISSIONER LEE: Aye.

MS. AVERY: Commissioner Moore.

COMMISSIONER MOORE: Aye.

MS. AVERY: Commissioner Sugaya.

COMMISSIONER SUGAYA: Aye.

MS. AVERY: Commissioner Olague.

COMMISSIONER OLAGUE: No.

MS. AVERY: Commissioner Miguel.

PRESIDENT MIGUEL: Aye.

MS. AVERY: Thank you, Commissioners. The motion passes 6 to 1, with Commissioner Olague voting against.

COMMISSIONER ANTONINI: I'd like to move Item 9, which is the Candlestick Point Phase 2. And I believe -- correct me if I'm wrong, Mr. Sugaya, with amendments that would have commemorative plaques -- maybe you can elaborate a little bit on that.

COMMISSIONER SUGAYA: That would be to have the concept of a history walk and a shipyard area, sort of similar to what the Port of San Francisco has; that Building 813 be continued to be investigated for its historic significance; and that there be continued work with the HPC on its review of the Alternative 4-A; and also their concerns about other historic resources that may be part of the project area.

COMMISSIONER ANTONINI: All right. That's fine as my motion, although of course that is already -- 4-A is already an option, but this is the understanding that there will be consultation with the HPC regarding it. Okay. That's fine. Commissioner Moore.

COMMISSIONER MOORE: I would like to add that the idea of the slough to remain as an option as a road circumnavigating it remains open and on the table, particularly in light of the fact that BCDC has not weighed in. I want this to remain an idea and be examined on its own merit as you move through the development of the project.

COMMISSIONER ANTONINI: That really does not need to be part of motion, because that already is an option -- a variant. And so, of course, the previous option is the bridge. Of course, as we all understand, but you know this is an option and it's already in there. So my motion continues, but does, of course, involve what all of these variants and options are in the language. Am I correct in this, staff?

MR. EVANS: Tom Evans, Redevelopment Agency staff. So regarding the first three historic items, we've found appropriate places for those in the Hunters Point shipyard Phase 2 design for development for the 813 site and the historic walk and the consultation on the historic option. However, it's unclear if the D for D document or motion is the appropriate place to deal with

elements of the transportation analysis. So I would look to staff to figure out where that would be appropriately addressed.

COMMISSIONER ANTONINI: Well, except this is the last one we have. And so my motion will probably not include that. I think that's already understood that that is something that will always be an option as this process moves forward and it's procedurally unnecessary to put it in there. So my motion does not include that language.

COMMISSIONER LEE: Second.

COMMISSIONER ANTONINI: Does she have something she wanted to add?

COMMISSIONER MOORE: I tried to stick it under transportation plan. There was no ability to -- my name was lit up. And as there was general considerations being put into the D for D, I considered it to be a good-faith gesture to have it mentioned here.

MR. COHEN: I just want to -- if I may -- I apologize. Just clarify one thing. You were asking a couple of questions, since we're all tired. The no-bridge alternative -- because it is part of the CEQA documents -- it was certified. We'll continue forward. And that was Commissioner Antonini's point earlier, that that is by definition part of the CEQA action that was taken previously. As we move through the major phase and the sub phase process on this project, we're constantly going to be looking at these issues. I think it is correct to characterize that the bridge alternative is currently the preferred alternative, but that there is nothing in these documents, because we do have the no-bridge alternative, that wouldn't allow us to revisit that issue at a later point in time.

COMMISSIONER MOORE: There's a subtle point between what Mr. Bloom Arc Ecology presented relative to a concept, which seemed to be in line with larger design ideas than just simply creating right-angle turns on an existing street network. And I think I was intrigued by the idea that there was a real alternative to a bridge. And that is where my comment comes from. So what I'd like to leave on the table is, indeed, the considerations expressed by Arc Ecology in support of larger concerns for environmental and BCDC considerations, if that needs to be pursued.

COMMISSIONER ANTONINI: I don't really know that this is necessary to have in there. And I'm not convinced, in fact, that you don't have to do anything, that plan would even be feasible, but we can call the question.

PRESIDENT MIGUEL: Is there a comment from the City Attorney?

COMMISSIONER ANTONINI: City Attorney, can we get a clarification on this, so we can --

MS. WARREN: Elaine Warren, City Attorney. I'm sorry. I was being asked a question, so you'll have to repeat what you're seeking clarification on.

COMMISSIONER ANTONINI: I guess the clarification is this: Commissioner Moore wants to add the motion something -- first of all, it's about a transportation issue, which may or may not be appropriate in this particular motion or this item anyway. And, you know, I guess what she's saying is to consider something that is already under consideration. So it's a little bit redundant. And so I just think it's no use mucking it up. I'm happy to do it if it makes her happy, but I don't think it really accomplishes anything.

MS. WARREN: Just for clarification, in the CEQA findings that you adopted, you are required at that point to decide among the alternatives that were presented in the EIR, those that you were selecting. And what the CEQA findings provide is that the bridge is accepted as part of the project. So the alternative without the bridge is rejected as an alternative at this point. Mr. Cohen is correct that in the future you could consider -- without redoing the CEQA analysis, you could decide if the bridge doesn't work out, that you want to change the project, but it would be a change in the project that you're approving right now.

COMMISSIONER ANTONINI: I'm sorry. I'd like to clear that up a little further. The prime option is the bridge. What we're saying is that we're allowing this to be an alternate option; is that what we're saying?

MS. WARREN: Yes.

COMMISSIONER ANTONINI: Which I thought it was anyway.

MS. WARREN: It is not something that at this point -- I mean you could change your mind -- but at this point the project and the elements of the project that are being brought forward include the bridge.

COMMISSIONER ANTONINI: Okay. Well, I guess I'm clear on this, that the preferred option is the bridge; and you could bring forth this other one as an alternate option without -- but making it very clear that this is a secondary option. Is that what we're saying?

MS. WARREN: That would be a change in the project and I'd need to talk to staff about how -- the way to change the project is not through the D for D, because the design for development does not address the transportation plan. The transportation plan is addressed in other documents.

PRESIDENT SWIG: I have a question from Commissioner Covington.

COMMISSIONER COVINGTON: No. For when it comes over to us.

COMMISSIONER SUGAYA: Can't we reconsider Item 3 or 4 or whatever had to deal with the transportation?

PRESIDENT MIGUEL: We have a motion on the floor. Right now I'll entertain that one.

COMMISSIONER ANTONINI: As the maker of the motion, what I would say is this: We'll put in the things that Commissioner Sugaya, which we've already agreed could be done; and we will, if it's -- we'll add this thing in. If it's not appropriate, that's something that has to be decided later on. But we can -- City Attorney, does that sound reasonable there? I mean I have no control whether it's appropriate or not in this. So basically we're saying the bridge is the prime option and we will also ask for exploration of the efficacy of this other route.

MS. WARREN: The item before you is the design for development. It deals with design of the buildings. So the items that were previously raised regarding the review of Building 813, the historic walk -- those are items that, as Mr. Evans explained, can be appropriately added into the design for development. So if you were to amend your motion to just include those things, those are appropriate items to include in the design for development.

COMMISSIONER ANTONINI: So what you're saying, if I can interpret it, this probably is not an appropriate addition to this motion -- the last part of it. So we will amend it to include the things that we've talked from Commissioner Sugaya. And that will be my motion. And we will not deal with that other item. It's something that probably can be taken up at a future time, I'm sure, but not tonight.

COMMISSIONER BORDEN: I think there's a second.

MS. AVERY: Commissioners, the motion on the floor is for approval with modifications to include a history walk along the shoreline in the shipyard, to have an evaluation of Building 813 for historic significance, and to allow further consultation of Alternative 4-A by the HPC, or the Historic Preservation Commission, and other historic resources. On that motion, Commissioner Antonini.

COMMISSIONER ANTONINI: Aye.

MS. AVERY: Commissioner Borden.

COMMISSIONER BORDEN: Aye.

MS. AVERY: Commissioner Lee.

COMMISSIONER LEE: Aye.

MS. AVERY: Commissioner Moore.

COMMISSIONER MOORE: Aye.

MS. AVERY: Commissioner Sugaya.

COMMISSIONER SUGAYA: Aye.

MS. AVERY: Commissioner Olague.

COMMISSIONER OLAGUE: No.

MS. AVERY: Commissioner Miguel.

PRESIDENT MIGUEL: Aye.

MS. AVERY: That motion passes 6 to 1, with Commissioner Olague voting against. Thank you, Commissioners. All of your motions and resolutions have been acted on.

PRESIDENT MIGUEL: Is there going to be an attempt at a motion in reconsideration? In that case, the Planning Commission has finished its work. I thank you. The Planning Commission is adjourned.

PRESIDENT SWIG: Thank you, Commissioner Miguel. It's been a pleasure chairing the session with you and thank you to our fellow Commissioners on the Planning Commission. And now we will move on the items for the Redevelopment Agency. I had a motion to -- I want to clarify, so we can go back. Commissioner Bustos, is that a motion to approve all items, B through P?

COMMISSIONER BUSTOS: That is correct. Findings, correctives, and amendments.

PRESIDENT SWIG: Right. And I had a second from Commissioner Breed; is that correct? For Items B through P? So I have a motion, I have a second, and I have a comment from Mr. Morales. Can you turn your mike on, please.

MR. MORALES: Mr. President, I believe you -- the Agency Commission needs to consider the D for D as amended by the Planning Commission.

PRESIDENT SWIG: Okay.

MR. MORALES: Just so that's clear for the record.

PRESIDENT SWIG: Why don't I take Items B through -- what's before P -- is O. It's late, you know. It's 1:30 in the morning. And I have a motion and a second on both of those; and then we can deal with P separately. I have a motion, I have a second. May I have a roll call vote, please, Madam Secretary.

MS. SOLIS: Commissioner Breed.

COMMISSIONER BREED: Aye.

MS. SOLIS: Commissioner Covington.

COMMISSIONER COVINGTON: Aye.

MS. SOLIS: Commissioner King.

COMMISSIONER KING: Yes.

MS. SOLIS: Commissioner Bustos.

COMMISSIONER BUSTOS: Aye.

MS. SOLIS: Vice-president Singh.

COMMISSIONER SINGH: Aye.

MS. SOLIS: President Swig.

PRESIDENT SWIG: Aye. May I have the same call, with your permission, on Item C. All in favor, aye. Yes. The same call on Item D. Approved. Same call on Item E. Same call on Item F. Same call on Item G. Same call on Item H. Same call on Item I. Same call on Item J. Same call on Item K. Same call on Item L. Same call on Item M. Same call on Item N. And same call on Item O. And we have no opposition or abstentions to any of those items. Those items are passed unanimously. Now I will deal with Item -- we have one more, sir. We have Item P. Mr. Bustos, you have the -- you have the motion; and it was suggested by Mr. Morales that we consider the amendments which were presented by the Planning Department. Could you repeat those? Could I have the help of the -- sorry, Item P.

MS. AVERY: The amendments for the Planning Commission were to allow a history walk along the shoreline in the shipyard, that Building 813 would be evaluated for historic significance, and that there would be further consultation with the Historic Preservation Commission for Alternative 4-A and other historic resources.

COMMISSIONER KING: I second that.

PRESIDENT SWIG: Hold on. I made a mistake. Excuse me. I should have skipped Item E. I'm sorry. And call it for -- that isn't coincidental. So I'm going to ask that we remove the vote on Item E and the same call on Item P. Okay?

COMMISSIONER BREED: Move.

COMMISSIONER BUSTOS: Second.

PRESIDENT SWIG: So moved and unanimous. We'll go back to Item E and ask for those changes on Item E that Madam Secretary just verbalized to link up with the same D for D motion by the Planning Commission. So, Commissioner Bustos. I'm sorry for the confusion. So we're on Item E, which is the issue of the D for D.

COMMISSIONER BUSTOS: Yes.

PRESIDENT SWIG: Your thoughts, please, or you moved?

COMMISSIONER KING: Second.

PRESIDENT SWIG: So on Item E on our list is the D for D. The D for D was amended by the Planning Commission; and so I asked Commissioner Bustos whether he would also accept the amendments or would like to place as amendments the items -- and Commissioner Covington would like to make a comment.

COMMISSIONER COVINGTON: Thank you. Just for clarification, I just want to make sure that the amendments are that there be a history walk similar to what the Port has.

PRESIDENT SWIG: Yes.

COMMISSIONER COVINGTON: That there be further consideration for Building No. 813.

PRESIDENT SWIG: Yes.

COMMISSIONER COVINGTON: That there be continued consultation with the Historic Preservation Commission regarding the alternative.

PRESIDENT SWIG: No.

COMMISSIONER BREED: On Alternative 4-A.

COMMISSIONER COVINGTON: Alternative 4-A.

PRESIDENT SWIG: Okay.

COMMISSIONER COVINGTON: And that was it. So I'm clear. I like to know what I'm voting on, even early in the morning.

PRESIDENT SWIG: 1:34 in the morning, to be exact. Commissioner Breed, you had the second?

COMMISSIONER BREED: Yes.

PRESIDENT SWIG: And continue that second?

COMMISSIONER BREED: Second.

PRESIDENT SWIG: Would you -- on this one would you call roll call, just to make it easy?

MS. SOLIS: Commissioner Breed.

COMMISSIONER BREED: Aye.

MS. SOLIS: Commissioner Covington.

COMMISSIONER COVINGTON: Aye.

MS. SOLIS: Commissioner King.

COMMISSIONER KING: Aye.

MS. SOLIS: Commissioner Bustos.

COMMISSIONER BUSTOS: Aye.

MS. SOLIS: Vice-president Singh.

COMMISSIONER SINGH: Aye.

MS. SOLIS: President Swig.

PRESIDENT SWIG: Aye. Okay. No opposition or abstentions. The motion is passed unanimously. We've gone through all the actions.

COMMISSIONER COVINGTON: We have to vote on P, I believe.

PRESIDENT SWIG: No, P -- I had already done with P. I'll do it again, if you request.

COMMISSIONER COVINGTON: Yes, once more with feeling.

PRESIDENT SWIG: Item P, same call, please.

COMMISSIONER BUSTOS: Aye.

PRESIDENT SWIG: Okay. That's unanimous.

COMMISSIONER BREED: Motion to adjourn.

PRESIDENT SWIG: Motion to adjourn accepted. We're adjourned.

[Hearing adjourned at 1:36 a.m.]

STATE OF CALIFORNIA COUNTY OF SAN FRANCISCO CERTIFICATE OF
REPORTER I, FREDDIE REPPOND, a duly authorized Shorthand Reporter and licensed
Notary Public, do hereby certify that on the date indicated herein that the above proceedings
were taken down by me in stenotype and thereafter transcribed into typewriting and that this
transcript is a true record of the said proceedings. IN WITNESS WHEREOF I have hereunto
set my hand on this 9th day of June, 2010. _____
FREDDIE REPPOND

**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
15th DAY JUNE OF 2010**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 15th day of June 2010, at the place and date duly established for holding of such a meeting.

President Swig called the meeting to order at 4:00 p.m.

Mr. Swig welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Swig asked members of the public who wished to address the Commission to fill out speaker cards, and to state their names for the record, and to limit their remarks to three minutes. Mr. Swig stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-noticed meeting agenda.

1. RECOGNITION OF A QUORUM

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel M. Bustos
Francee Covington
Leroy King

Fred Blackwell, Executive Director, and staff members were also present.

- 2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY.** No Reportable Action.
- 3. MATTERS OF UNFINISHED BUSINESS.** None.
- 4. MATTERS OF NEW BUSINESS:**

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CONSENT AGENDA :

- (a) Authorizing a 2010-2011 Fiscal Agent Agreement with the County of Marin in an amount not to exceed \$363,200 from July 1, 2010 to June 30, 2011; Housing Opportunities for Persons with AIDS Program. (Resolution No. 74-2010)
- (b) Authorizing a 2010-2011 Fiscal Agent Agreement with the County of San Mateo in an amount not to exceed \$871,100 from July 1, 2010 to June 30, 2011; Housing Opportunities for Persons with AIDS Program. (Resolution No. 75-2010)
- (c) Approving a Letter Agreement with the San Francisco Office of the Assessor-Recorder for \$120,008 to provide priority assessment services; Mission Bay North and South Redevelopment Areas. (Resolution No. 76-2010)
- (d) Making findings required by Section 33445 of the Community Redevelopment Law to allow the Agency to fund the rehabilitation of Building 813 located on Parcel D-2 of the Hunters Point Shipyard redevelopment project area and authorizing the submission of a resolution making the same findings for consideration by the City and County of San Francisco Board of Supervisors; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 77-2010)
- (e) Making findings required by Section 33445 of the California Health and Safety Code to allow Agency funding of a Public Art Project at the Hunters Point Shipyard Redevelopment project area and authorizing the submission of a resolution making the same findings for consideration by the San Francisco Board of Supervisors; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 78-2010)
- (f) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Dolores Street Community Services, a California nonprofit public benefit corporation, in an amount not to exceed \$1,438,050, for July 1, 2010 to June 30, 2013, contingent upon program considerations, availability of funds and performance, for the Richard M. Cohen Residence, located at 220 Dolores Street, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons With AIDS Program. (Resolution No. 79-2010)
- (g) Authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Maitri, a California nonprofit public benefit corporation, in an amount not to exceed \$1,476,501, for July 1, 2010 to June 30, 2013, contingent upon program considerations, availability of funds and performance, for its residential care facility located at 401 Duboce Street, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons with AIDS Program. (Resolution No. 80-2010)
- (h) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement With Larkin Street Youth Services, a California nonprofit

public benefit corporation, in an amount not to exceed \$1,044,432, for July 1, 2010 to June 30, 2013, contingent upon program considerations, availability of funds and performance, for its Assisted Care Facility at 129 Hyde Street to provide program operating and service costs for youth living with HIV/AIDS; Housing Opportunities for Persons With AIDS Program. (Resolution No. 81-2010)

- (i) Authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities/Catholic Youth Organization, a California nonprofit public benefit corporation, in an amount not to exceed \$4,980,858, for July 1, 2010 to June 30, 2013, contingent upon program considerations, availability of funds and performance, for the Leland House, located at 141 Leland Avenue, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons with AIDS Program. (Resolution No. 82-2010)
- (j) Authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities/Catholic Youth Organization, a California nonprofit public benefit corporation, in an amount not to exceed \$2,187,951, for July 1, 2010 to June 30, 2013, contingent upon program considerations, availability of funds and performance, for the Peter Claver Community Facility located at 1340 Golden Gate Avenue, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons With AIDS Program. (Resolution No. 83-2010)

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER COVINGTON, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 74-2010, AUTHORIZING A 2010-2011 FISCAL AGENT AGREEMENT WITH THE COUNTY OF MARIN IN AN AMOUNT NOT TO EXCEED \$363,200 FROM JULY 1, 2010 TO JUNE 30, 2011; HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM; RESOLUTION NO. 75-2010, AUTHORIZING A 2010-2011 FISCAL AGENT AGREEMENT WITH THE COUNTY OF SAN MATEO IN AN AMOUNT NOT TO EXCEED \$871,100 FROM JULY 1, 2010 TO JUNE 30, 2011; HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM; RESOLUTION NO. 76-2010, APPROVING A LETTER AGREEMENT WITH THE SAN FRANCISCO OFFICE OF THE ASSESSOR-RECORDER FOR \$120,008 TO PROVIDE PRIORITY ASSESSMENT SERVICES; MISSION BAY NORTH AND SOUTH REDEVELOPMENT AREAS; RESOLUTION NO. 77-2010, MAKING FINDINGS REQUIRED BY SECTION 33445 OF THE COMMUNITY REDEVELOPMENT LAW TO ALLOW THE AGENCY TO FUND THE REHABILITATION OF BUILDING 813 LOCATED ON PARCEL D-2 OF THE HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA AND AUTHORIZING THE SUBMISSION OF A RESOLUTION MAKING THE SAME FINDINGS FOR CONSIDERATION BY THE CITY AND COUNTY OF SAN FRANCISCO BOARD OF SUPERVISORS; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA; RESOLUTION NO. 78-2010, MAKING FINDINGS REQUIRED BY SECTION 33445 OF

THE CALIFORNIA HEALTH AND SAFETY CODE TO ALLOW AGENCY FUNDING OF A PUBLIC ART PROJECT AT THE HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA AND AUTHORIZING THE SUBMISSION OF A RESOLUTION MAKING THE SAME FINDINGS FOR CONSIDERATION BY THE SAN FRANCISCO BOARD OF SUPERVISORS; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA; RESOLUTION NO. 79-2010, AUTHORIZING A HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS SUPPORTIVE SERVICES AGREEMENT WITH DOLORES STREET COMMUNITY SERVICES, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, IN AN AMOUNT NOT TO EXCEED \$1,438,050, FOR JULY 1, 2010 TO JUNE 30, 2013, CONTINGENT UPON PROGRAM CONSIDERATIONS, AVAILABILITY OF FUNDS AND PERFORMANCE, FOR THE RICHARD M. COHEN RESIDENCE, LOCATED AT 220 DOLORES STREET, TO PROVIDE PROGRAM OPERATING AND SERVICE COSTS FOR PEOPLE LIVING WITH HIV/AIDS; HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM; RESOLUTION NO. 80-2010, AUTHORIZING A HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS SUPPORTIVE SERVICES AGREEMENT WITH MAITRI, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, IN AN AMOUNT NOT TO EXCEED \$1,476,501, FOR JULY 1, 2010 TO JUNE 30, 2013, CONTINGENT UPON PROGRAM CONSIDERATIONS, AVAILABILITY OF FUNDS AND PERFORMANCE, FOR ITS RESIDENTIAL CARE FACILITY LOCATED AT 401 DUBOCE STREET, TO PROVIDE PROGRAM OPERATING AND SERVICE COSTS FOR PEOPLE LIVING WITH HIV/AIDS; HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM; RESOLUTION NO. 81-2010, AUTHORIZING A HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS SUPPORTIVE SERVICES AGREEMENT WITH LARKIN STREET YOUTH SERVICES, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, IN AN AMOUNT NOT TO EXCEED \$1,044,432, FOR JULY 1, 2010 TO JUNE 30, 2013, CONTINGENT UPON PROGRAM CONSIDERATIONS, AVAILABILITY OF FUNDS AND PERFORMANCE, FOR ITS ASSISTED CARE FACILITY AT 129 HYDE STREET TO PROVIDE PROGRAM OPERATING AND SERVICE COSTS FOR YOUTH LIVING WITH HIV/AIDS; HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM; RESOLUTION NO. 82-2010, AUTHORIZING A HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS SUPPORTIVE SERVICES AGREEMENT WITH CATHOLIC CHARITIES/CATHOLIC YOUTH ORGANIZATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, IN AN AMOUNT NOT TO EXCEED \$4,980,858, FOR JULY 1, 2010 TO JUNE 30, 2013, CONTINGENT UPON PROGRAM CONSIDERATIONS, AVAILABILITY OF FUNDS AND PERFORMANCE, FOR THE LELAND HOUSE, LOCATED AT 141 LELAND AVENUE, TO PROVIDE PROGRAM OPERATING AND SERVICE COSTS FOR PEOPLE LIVING WITH HIV/AIDS; HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM; RESOLUTION NO. 83-2010, AUTHORIZING A

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS SUPPORTIVE SERVICES AGREEMENT WITH CATHOLIC CHARITIES/CATHOLIC YOUTH ORGANIZATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, IN AN AMOUNT NOT TO EXCEED \$2,187,951, FOR JULY 1, 2010 TO JUNE 30, 2013, CONTINGENT UPON PROGRAM CONSIDERATIONS, AVAILABILITY OF FUNDS AND PERFORMANCE, FOR THE PETER CLAVER COMMUNITY FACILITY LOCATED AT 1340 GOLDEN GATE AVENUE, TO PROVIDE PROGRAM OPERATING AND SERVICE COSTS FOR PEOPLE LIVING WITH HIV/AIDS; HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM, BE ADOPTED.

REGULAR AGENDA

- (k) Resolution No. 84-2010, Approving proposed changes to the Budget for the period July 1, 2010 through June 30, 2011 and, authorizing the Executive Director to submit the Budget to the Mayor's Office and the Board of Supervisors.

Presenter: Amy Lee, Agency Staff

Speakers: Ace Washington

Commissioner Covington asked for clarification about the three new positions that were being proposed since she thought the Senior Project Manager, Assistant Project Manager, and Staff Associates for the Candlestick Point Hunters Point Shipyard were already on staff.

Director Blackwell stated those positions are for Phase Two of the HPSY and are associated with that new body of work, not the existing body of work which is Phase One.

Commissioner Covington asked if the three people that are in those positions in Phase One will continue to work on Phase One.

Director Blackwell clarified that there are to positions that are currently working on Phase One, a Project Manager and an Assistant Project Manager. The three new positions will be specifically for Phase Two of the HPSY for the proposed new structure since the body of work is much more expansive in scope and complicated in nature, essentially the addition of a new twenty five thousand to thirty thousand person community that will have a lot of work associated with it. Mr. Blackwell indicated that it needs it own staffing and support associated with it as well. Both positions are all developer reimbursed costs.

Commissioner Covington put forth a motion to move item 4(k).

Commissioner Bustos asked what the difference was between the Assistant Project Manager and the Staff Associate since they seem to get paid almost the same.

Ms. Lee indicated that the job description for the Staff Associate provides a bit more flexibility and is not just assigned to the one project area itself.

Commissioner Bustos asked if the positions will also be advertised in the Bayview community.

Ms. Lee indicated that all positions will be advertised throughout the city, which includes the Bayview.

Commissioner Bustos seconded Ms. Covington's motion.

Commissioner Breed stated she understands that the expenses for the staff positions are reimbursable and asked if this increases the budget.

Ms. Lee indicated it would increase the budget; they will have to add the revenue in and then expend it out by the equal amount. Ms. Lee also stated that it would not impact the general fund, the bonds, or the tax increment draw.

Commissioner Covington asked in terms of workforce development, if there were any discussions about a staff person to make sure that as many local people as possible are hired during the tremendous build out.

Director Blackwell indicated a position to the Contract Compliance department was added in last year's budget to focus on workforce development that has been playing the coordination role for the job readiness initiative; they are also leveraging the relationship with City Build and the Mayor's Office of Economic and Workforce Development to fortify Agency staff as it relates to that work as well. Mr. Blackwell indicated funding was increased to community based organizations and expanded the number of community based organizations that are now partnering with the Agency on workforce development.

Commissioner Bustos stated he would like to receive information on how much funding and a list of the projects the Commission has approved to get a sense of what is actually going out to local individuals and local organizations working on agency projects.

Director Blackwell indicated that staff made a presentation before the Commission a couple of months ago on Elations' capabilities which will significantly enhance the Agency's ability to produce real time numbers, not only on the employment side but on the contracting side as well. Mr. Blackwell indicated that he would provide the information to the Commission.

Commissioner Singh asked what the total obligations on the bonds are thus far.

Ms. Lee stated she did not have the information off hand but would provide it to the Commission.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 84-2010, APPROVING PROPOSED CHANGES TO THE BUDGET FOR THE PERIOD JULY 1, 2010 THROUGH JUNE 30, 2011 AND, AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT THE BUDGET TO THE MAYOR'S OFFICE AND THE BOARD OF SUPERVISORS, BE ADOPTED.

- (I) Resolution No. 85-2010, Authorizing a Tax Increment Loan Agreement with 150 Otis Associates L.P., a California limited partnership, for a loan in an amount not to exceed \$5,000,000, for the predevelopment and construction of up to 75 units of very low income supportive rental housing for formerly homeless veterans and one manager's unit at 150 Otis Street, and adopting the Final Negative Declaration and environmental findings pursuant to the California Environmental Quality Act; Citywide Tax Increment Housing Program.

Presenter: Joan McNamara, Mayor's Office of Housing

Speakers: Espanola Jackson, Sam Bibbens, Leon Winston, Paul Stewart

Commissioner Covington asked how long the project will take to complete.

Ms. McNamara indicated if they submit for tax credits in July, they would expect to start construction in November and then eighteen months of construction.

Commissioner Covington asked if the construction begins in November would the particular location be available for winter shelter.

Mr. McNamara stated it would not be available for winter shelter.

Commissioner Covington asked if it is a bed for bed replacement.

Ms. McNamara indicated that it is.

Commissioner Covington asked how people will be selected for the housing.

Ms. McNamara indicated that people will be selected through Veterans Administration and Swords.

Mr. Wilson stated the program is a partnership between VA and HUD; HUD provides the housing voucher and VA provides the supported services. Swords will co-manage the waiting list with the VA to make sure they are accessing the VA services.

Commissioner Covington asked if there will be outreach to homeless Veterans who previously had contact with Swords so they are aware of this opportunity.

Mr. Wilson indicated they serve approximately twenty one hundred (2,100) Veterans', mostly homeless and low income. Mr. Wilson indicated that Swords has been at their current location since 1974 and are not aware of many Veterans in the city that do not know where they exist. Mr. Wilson stated they normally do not do outreach because it has always been word of mouth and do not anticipate any problems, but will certainly do outreach.

Commissioner Covington asked for clarification if they plan on having a lottery or if the Veterans Administration will decide who will become a resident.

Mr. Wilson indicated they still need to work out the details but residents will be based on the vulnerability index of men and women who are fifty five (55) and older, chronically homeless, and with disabling conditions.

Ms. McNamara stated because it is City and Agency funded, certain marketing guidelines will need to be adhered to by the sponsors. Staff will need to sign off on the marketing plan before it goes further.

Commissioner Covington asked what the supportive services are going to be.

Mr. Wilson stated they have on-site case management, wide areas of support services to help not only meet the individual needs of the Veterans, but to help build a healthy community within the structure. They have computer classes there, nature walks around the Presidio, one on one counseling groups, and twelve step programs. Mr. Wilson stated there is also going to be a clinic at the site and are anticipating a higher geriatric need for geriatric care.

Commissioner Covington put forth a motion to move item 4(j).

Commissioner Bustos stated that there are two populations they are working with; seniors and Veterans. He thinks it is a wonderful way to help out the seventy five (75) individuals that will have a whole new lease on life given the work and the sacrifices they have given to this country, and to other people around the world. Mr. Bustos expressed his hope that the young people attending the meeting, those listening on the radio (KPOO), and people who, in the future, will look at the tape of this meeting and see that the Agency has taken care of its' elders and that that's a value that needs to continue which should be part of the Agency's obligation as a civil society to do so. Mr. Bustos seconded Ms. Covington's motion.

Commissioner Singh asked if they also have a location on Treasure Island.

Mr. Wilson indicated they have 24 two bedroom apartments on Treasure Island that they operate as a transitional housing program for up to seventy Veterans.

Commissioner Singh stated this was a great program and supports it.

Commissioner Breed stated she previously worked at Treasure Island and Swords was one of the organizations she did business with under the Treasure Island Home Development Initiative. She stated that the people who participated in Swords were a big part of the success of that community and the diversity of that community. Ms. Breed stated the organization has a track record and does not feel marketing will be necessary with the number of people the organization it serves. Ms. Breed also mention that the support services provided by Swords are extraordinary services and very much appreciated in the city; she looks forward to this project.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 85-2010, AUTHORIZING A TAX INCREMENT LOAN AGREEMENT WITH 150 OTIS ASSOCIATES L.P., A CALIFORNIA LIMITED PARTNERSHIP, FOR A LOAN IN AN AMOUNT NOT TO EXCEED \$5,000,000, FOR THE PREDEVELOPMENT AND CONSTRUCTION OF UP TO 75 UNITS OF VERY LOW INCOME SUPPORTIVE RENTAL HOUSING FOR FORMERLY HOMELESS VETERANS AND ONE MANAGER'S UNIT AT 150 OTIS STREET, AND ADOPTING THE FINAL NEGATIVE DECLARATION AND ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; CITYWIDE TAX INCREMENT HOUSING PROGRAM, BE ADOPTED.

- (m)Public Hearing to hear all persons interested in the disposition of the Agency's interest in the land at the southwest corner of Golden Gate Avenue and Franklin Street, 701 Golden Gate Avenue, APN Block 768, Lot 13, through a Ground Lease Agreement with MHRSC, L.P., a California Limited Partnership; Resolution No. 86-2010, Authorizing a Ground Lease and A Tax Increment Loan Agreement in an amount not to exceed \$15,465,000 with MHRSC, L.P., a California Limited Partnership, for the development of Mary Helen Rogers Community, 100 units of very low-income senior rental housing on Central Freeway Parcel C, Southwest corner of Golden Gate Avenue and Franklin Street, and making environmental findings pursuant to the California environmental quality act; Citywide Tax Increment Housing Program.

Presenter: Pam Sims, Agency Staff

Speakers: Mario Rogers, Sr., Dorris M .Vincent, Sheryl Davis, Rev. Arnold Townsend, Gordon Chin, Muhammad Nadhiri, Randall Evans, Espanola Jackson, Ace Washington

Commissioner Covington stated this project has been a long time coming. Ms. Covington put forth a motion to move this item in honor Mrs. Roger, a favorite women warrior.

Commissioner King stated Mrs. Rogers is sorely missed and their relationship goes back 40 years. Mr. King stated Mrs. Rogers' efforts throughout the years

helped changed the Western Addition community where she fought long and hard for the people in the community, to the very end. Mr. King seconded Ms. Covington's motion.

Commissioner Breed stated Mrs. Rogers always cooked for all the people who worked and volunteered at the San Francisco Juneteenth Festival. Mrs. Rogers cared about the community, and about making a difference. Ms. Breed stated that she was honored to have known her growing up in the Western Addition and had so much respect for her because of the work that she did and pointed out that she leaves a legacy that for those who should stand up and do what they think is best for the community. Ms. Breed stated this is a great tribute to Mrs. Rogers and expressed her appreciation to Mario Rogers and members of the development team in working with the family to make sure they are listening to what the family has to say about the importance of making the development not just a structure but a home that reflects her essence, her spirit, her warmth, her love and her support, and her quotations. Ms. Breed thanked all for coming to the meeting and thanked her fellow Commissioners for their support in moving the project forward.

Vice President Singh thanked all for supporting the project and for naming the building after Mrs. Rogers.

Commissioner Bustos stated that every neighborhood has its jewel and he's delighted that this item is before them to approve. He did not get a chance to work with Mrs. Rogers but having been born and raised in San Francisco, he knew of her. She was infamous and many people in the Mission District wished they had Mary Rogers to help fight their good fight in the neighborhood. Mr. Bustos stated there are many community leaders in the city in terms of honoring them and Mrs. Rogers' involvement in the community brought out a diverse group of people together at this meeting which is a testament to her work.

Agenda Items 4(n) & (o) were presented together, but acted on separately.

- (n) Resolution No. 87-2010, Conditionally approving a schematic design proposed by Folsom Essex LLC, a California limited liability corporation, and granting variations from the parcel dimensions, open space, retail depth and bike parking requirements of the development controls and design guidelines for the Transbay redevelopment project area for the development of approximately 120 units of very low-income supportive rental housing, Transbay block 11a, southeast corner of Folsom and Essex streets, and adopting environmental findings pursuant to the California environmental quality act; Transbay redevelopment project area.

Presenter: Elizabeth Colomello, Agency Staff, Vanna Whitney, LMS

Speakers: Jamie Whitaker

Commissioner Covington asked how large the laundry room in the particular location.

Ms. Colomello stated there is only one laundry room with eight stacked washers and dryers and are still in the process of making further developments to the room by adding a folding table and trash recycling facilities.

Commissioner Covington asked if the space was being increased with the folding tables.

Ms. Colomello stated the space has been slightly increased by moving the corridor wall out a bit to provide space for a folding table.

Commissioner Covington stated that it is very important that people have ready access to basic amenities. Ms. Covington asked for information on the differences between the studio, the studio plus, and the one bedroom.

Ms. Colomello stated the studio is a straight forward living and sleeping all in one. The studio plus is called the plus because it is not a full one bedroom with a door but has a sleeping alcove and a walk in closet. Ms. Colomello indicated that people being referred to the project and into the units will be in collaboration between the DPH and the developer, and selection of tenants will be in accordance to the individuals needs of the particular resident, often based on their medical needs.

Commissioner Covington asked if some units are set aside for couples or are they all for single occupancy.

Ms. Colomello stated that couples could live there but it is also anticipated that there may be residents who may need a hospital bed or wheelchair and need a separate room for sleeping. Ms Colomello stated it is not as abundant in the current portfolio which is why it was included; they were thinking more along the medical way.

Commissioner Covington thanked Ms. Colomello for the clarification. Ms. Covington asked if the hallways are four feet wide.

Ms. Colomello stated the halls are about six feet wide from finish to finish. Ms. Colomello indicated it was about average size for this type of project and that there is modulation in the corridor.

Commissioner Covington stated modulation would make a difference and thanked Ms. Colomello for that clarification. Ms. Covington indicated that there was a request to reduce the bike spaces from 42 to 15 and asked if that was feasible.

Ms. Colomello stated in comparison to needs at other supportive housing, they believe fifteen spaces will accommodate the needs of everyone at the building.

Mr. David Schemure: Director of Housing Development for Community Housing Partnership stated they looked at their own portfolio of buildings, all of whom serve formally homeless residents and are supportive housing, and the number of bicycles in those buildings range about one per fifteen units at a senior property to one to six at a family property; there will also be bike parking on the sidewalk for visitors which is the standard.

Commissioner Covington put forth a motion to move item 4(n) and (o).

Vice President Singh stated he likes the colors of the building and seconded Ms. Covington's motion.

President Swig asked when the grand opening is scheduled.

Ms. Colomello stated construction will start late 2011 with the grand opening scheduled mid to late 2013.

President Swig expressed his concern that there is no retail in the area and asked what type of retail is expected.

Ms. Colomello stated they have not yet started the programming but will do so when they are ready to lease it out. There have been discussions of incorporating employment opportunities for the residents and also neighborhood serving retail shops, café's, perhaps a small grocery store.

President Swig stated a small grocery store would be ideal since there is nothing in the area. It is Mr. Swig's hope that the development in the neighborhood will follow quickly on the heels of the building given the population.

Ms. Colomello acknowledged Mr. Swig's concerns about groceries for the tenants and indicated one of the services that will be provided is a food pantry onsite for residents who will not be able to travel.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 87-2010, CONDITIONALLY APPROVING A SCHEMATIC DESIGN PROPOSED BY FOLSOM ESSEX LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION, AND GRANTING VARIATIONS FROM THE PARCEL DIMENSIONS, OPEN SPACE, RETAIL DEPTH AND BIKE PARKING REQUIREMENTS OF THE DEVELOPMENT CONTROLS AND DESIGN GUIDELINES FOR THE TRANSBAY REDEVELOPMENT PROJECT AREA FOR THE DEVELOPMENT OF APPROXIMATELY 120 UNITS OF VERY LOW-INCOME SUPPORTIVE RENTAL HOUSING, TRANSBAY BLOCK 11A, SOUTHEAST CORNER OF FOLSOM AND ESSEX STREETS, AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (o) Resolution No. 88-2010, Authorizing a First Amendment to the Exclusive Negotiations Agreement with Folsom Essex LLC, a California limited liability corporation, to revise the schedule of performance for the development of approximately 120 units of very low-income supportive rental housing, Transbay Block 11A, southeast corner of Folsom and Essex Streets; Transbay Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 88-2010, AUTHORIZING A FIRST AMENDMENT TO THE EXCLUSIVE NEGOTIATIONS AGREEMENT WITH FOLSOM ESSEX LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION, TO REVISE THE SCHEDULE OF PERFORMANCE FOR THE DEVELOPMENT OF APPROXIMATELY 120 UNITS OF VERY LOW-INCOME SUPPORTIVE RENTAL HOUSING, TRANSBAY BLOCK 11A, SOUTHEAST CORNER OF FOLSOM AND ESSEX STREETS; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (p) Resolution No. 89-2010, Authorizing a Second Amendment to the Predevelopment Loan Agreement with Third and LeConte Associates, L.P., a California limited partnership, to increase the aggregate amount by \$2,237,250, for a total loan amount not to exceed \$4,049,309, for the development of 73 units of very low-income, rental supportive housing at 6600 Third Street; Bayview Hunters Point Redevelopment Project Area.

Presenter: Kate Hartley, Agency Staff

Speakers: Dorris Vincent, Espanola Jackson

Commissioner Covington put forth a motion to move item 4(p).

Commissioner Bustos seconded Ms. Covington's motion.

Vice President Singh asked for information on Third and LeConte Associates, L.P.

Ms. Hartley stated Third and LeConte Associates is the name of the tax credit limited partnership that will own the building currently comprised of an affiliate of Mercy House in California called Mercy House in Cal West and The Providence Foundation of San Francisco, both as general partners. Once they get a tax credit allocation a limited partner investor will join the partnership to provide equity to this development. (This is the typical tax credit ownership structure).

Vice President Singh asked how many projects the Agency has partnered with this year with Mercy House.

Ms. Hartley indicated she would provide the specifics on Mercy in San Francisco projects.

Vice President Singh stated that he would like to make sure other companies are given the same opportunities to work on projects with the Agency.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 89-2010, AUTHORIZING A SECOND AMENDMENT TO THE PREDEVELOPMENT LOAN AGREEMENT WITH THIRD AND LECONTE ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, TO INCREASE THE AGGREGATE AMOUNT BY \$2,237,250, FOR A TOTAL LOAN AMOUNT NOT TO EXCEED \$4,049,309, FOR THE DEVELOPMENT OF 73 UNITS OF VERY LOW-INCOME, RENTAL SUPPORTIVE HOUSING AT 6600 THIRD STREET; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (q) Resolution No. 90-2010, Authorizing a Letter Agreement with the San Francisco Department of Public Health in an amount not to exceed \$998,610 to preserve the supply of very low income housing for the formerly homeless by providing operating subsidies and supportive services; Citywide Tax Increment Housing Program.

Presenter: Sally Oerth, Agency Staff

Speakers: Dorris Vincent

Commissioner King put forth a motion to move item 4(q).

Vice President Singh seconded Mr. King's motion.

Commissioner Covington requested that she be provided with an informational memo on the amount of money the Agency spends on supportive services in individual buildings.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 89-2010, AUTHORIZING A SECOND AMENDMENT TO THE PREDEVELOPMENT LOAN AGREEMENT WITH THIRD AND LECONTE ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, TO INCREASE THE AGGREGATE AMOUNT BY \$2,237,250, FOR A TOTAL LOAN AMOUNT NOT TO EXCEED \$4,049,309, FOR THE DEVELOPMENT OF 73 UNITS OF VERY LOW-INCOME, RENTAL SUPPORTIVE HOUSING AT 6600 THIRD STREET; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

5. MATTERS NOT APPEARING ON AGENDA: None

6. PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS.

Espanola Jackson

7. REPORT OF THE PRESIDENT:

- President Swig confirmed the Special Meeting for the Commission Retreat is scheduled for Wednesday, July 28th, 9:00 a.m. at the South Beach Harbor

8. REPORT OF THE EXECUTIVE DIRECTOR:

- Mr. Blackwell pointed out that the Commission approved more than 300 units of housing for very low income seniors at the Mary Helen Rogers site, and approved design for funding of close to 270 units of housing for people who were formally homeless at this Commission meeting.
- The Bay View community lost a very important and cherished member of their community a couple of weeks ago in Jesse Mason. Mr. Mason worked very closely at Hunters View and through all of the Agency's work on workforce development in the Bayview for many years. A celebration of his life and service to the Bay View Hunters Point community is scheduled for Friday June 25th, from 4:00 p.m. to 6:00 p.m. in the Alex Pitcher community room at the South East Community Facility at 1800th Oakdale. Mr. Blackwell requested the meeting be adjourned in his memory.

COMMISSIONERS' QUESTIONS AND MATTERS:

- Commissioner Breed stated she would like to have an in-depth discussion at the Commission retreat on the size of units the Commission approves for housing, the Agency's housing inventory, supportive services, and the sustainability of those support services in those units. Ms. Breed would also like to discuss jobs and the opportunities that will exist along with training opportunities and exploring other jobs that are non construction related. She would also like to discuss the work that is being done with the workforce group that has been working with labor, members of the agency staff, and community members. Ms. Breed indicated that she have received a number of calls from members of the Bayview/Hunters Point community about some confusion as to what the agency can and can't do. She would like better outreach done in the community to explain what the Agency can provide members of the community in terms of their businesses and homes.
- Commissioner Bustos stated he would like to discuss the stadium at the retreat given the vote of moving the 49ers to Santa Clara and how that will affect the Agency's work at the HPSY.
- Commissioner Covington stated that at the previous Commission retreat invitations to two Supervisors were extended and would like to do so again this year.

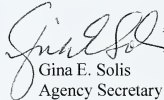
10. **CLOSED SESSION:**

Pursuant to Government Code Section 54957(b) regarding the position of Executive Director

11. **ADJOURNMENT:**

It was moved by Commissioner King, seconded by Commissioner Singh, and unanimously carried that the meeting be adjourned in memory of Jesse Mason at 7:45 p.m.

Respectfully submitted,



Gina E. Solis
Agency Secretary

ADOPTED:

AUGUST 17, 2010

**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
3rd DAY AUGUST OF 2010**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 6 day of July 2010, at the place and date duly established for holding of such a meeting.

President Swig called the meeting to order at 4:00 p.m.

Mr. Swig welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Swig asked members of the public who wished to address the Commission to fill out speaker cards, and to state their names for the record, and to limit their remarks to three minutes. Mr. Swig stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-noticed meeting agenda.

1. RECOGNITION OF A QUORUM

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

Rick Swig, President
Darshan Singh, Vice President
Miguel M. Bustos
Francee Covington
Leroy King

Fred Blackwell, Executive Director, and staff members were also present.

2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY. No Reportable Action.

3. MATTERS OF UNFINISHED BUSINESS. None.

4. MATTERS OF NEW BUSINESS:

CONSENT AGENDA :

GOVERNMENT
DOCUMENTS DEPT

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- (a) Resolution No. 103-2010, Adopting a Resolution of Support for the Agency's Regional Transportation for Livable Communities Application for the South of Market Alleyways Improvements, Phase 2; South of Market Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER COVINGTON, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 103-2010, ADOPTING A RESOLUTION OF SUPPORT FOR THE AGENCY'S REGIONAL TRANSPORTATION FOR LIVABLE COMMUNITIES APPLICATION FOR THE SOUTH OF MARKET ALLEYWAYS IMPROVEMENTS, PHASE 2; SOUTH OF MARKET REDEVELOPMENT PROJECT AREA, BE ADOPTED.

REGULAR AGENDA

- (b) Resolution No. 104-2010, Authorizing a Letter Agreement with the Mayor's Office of Housing in an amount not to exceed \$100,000 for contract administration and to provide workforce development services to residents of the Hunters View Development from August 3, 2010 to June 30, 2011 through community-based organizations, Family Services Agency serving as the fiscal agent for Urban Strategies; Bayview Hunters Point Redevelopment Project Area.

Presenter: Christina Garcia, Agency Staff, September Jarrett, MOH

Speakers: Ace Washington

Commissioner Covington asked if the service connection was a three year pilot program.

Ms. Jarrett stated that the intent is to try to sustain the commitment to the community for a three year period, and based on the outcome of the partnership with the community, they would like the project to continue beyond the twelve month period.

Commissioner Covington asked what the overall commitment was over the three year period.

Ms. Garcia stated they would continue to reevaluate the progress and outcome of future investments and make an effort to sustain that level of investment for three years. They are working as a city team on the service connection model for Alice Griffith and are unclear at this time in terms of what the total cost or request would be given pending applications and financing opportunities, including a potential Medicaid reimbursement model they will try to pilot later in the year.

Director Blackwell added that the Agency's role is not the same on each one of the HOPE SF sites. The Agency will be intensely engaged in Hunters View and Alice Griffith, and will not have this type of role in Potrero, Sunnydale, and the Westside Courts.

Commissioner asked what the overall budget supports.

Ms. Jarrett stated the first core component is the direct service team, which total 4 FTE's: a Senior Project Manager with purchasing and leadership experience, a jobs service connector (vocational specialist) coupled with the family and children specialist, and a community resident hire focused on outreach and engagement. Ms. Jarrett stated the core set of expenses are coupled with community participation, design master planning, and engagement work. She indicated that Urban Strategies has allocated resources in their budget to engage and support resident leadership and input in the remaining master planning work; those functions and costs combined create the \$590,000 budget. Other funding sources include contributions from the Dept. of Children Youth & Their Families, and the Community Development Block Grant program managed by the Mayor's Office of Housing.

Commissioner Covington asked if anyone from Hunters View would be hired.

Ms. Jarrett stated they plan to hire someone with experience in vocational direct service, and job and workforce development experience from the Hunters View community.

Commissioner Covington asked Ms. Uma Murugan, as representative of Urban Strategies, what she sees as the strengths of the community.

Ms. Murugan indicated from her interaction with the community, their strengths are a desire for residents to work and an active tenant association, which will be located in the community center.

Commissioner Covington asked Ms. Murugan to describe what she sees as the core strengths of the families at Hunters View.

Ms. Murugan stated they have not yet initiated their household assessment process but plan to assess the head of household to get a clearer picture of their skills, education, work experience, and work history. They will also be assessing what their goals are for their family as a whole, both in employment related goals as well as income and household stability. Ms. Murugan also stated that they would be assessing what opportunities are available in the San Francisco community to help match the strength of the families against the programs that are available so families can achieve their goals as efficiently as possible.

Commissioner Covington stressed the importance that everyone understand that the families in the southeast are very strong with inner strength, and that it was

very critical that everyone working on the southeast for the Agency and the City family sit down and think of the strengths of the community. Ms. Covington stated she was not hearing the internal thought process from staff members and wanted to make sure those who are working on this day to day are culturally competent so the process is successful. Ms. Covington put forth a motion to move this item.

Commissioner Bustos expressed his concern what he is hearing is that the majority of the people who are going to be hired are not from the community, and those who are involved in workforce are not from the community, therefore, they do not know the community and the community will not want to know them. Mr. Bustos believes staff should hire more than one manager for the center and at some point, would like the Commission to make that a mandate. Mr. Bustos stated if there is an organization that already exists that is used as a model for connecting community people with services, he asked why would they want to contract with an outside organization from St. Louis, and instead, why not train the existing organizations that are already there. Ms. Bustos understands the intent is good but agrees with Ms. Covington as to whether this has been thoroughly thought out. Mr. Bustos stated the thought should be what the community's needs are, not what they think they need.

Ms. Garcia stated that organization capacity building is part of their efforts. They are trying to balance the needs of the community and respond on an immediate basis and at the same time work with the existing CBO community within the neighborhood to build their capacity in order to respond. Ms. Garcia stated the local provider selected in the first year was not able to meet the needs of the community of the residents; they are now responding to feedback from the residents of Hunters View to make a change in providers. Ms. Garcia stated that for the Agency's Job Readiness Initiative (JRI), the Agency selected both organizations that are based in the southeast community as well as other organizations not based in the neighborhood, but have longer history and performance records in providing workforce services. Ms. Garcia stated the intent for Hunters View is to bring in an expert that has the history and experience working in public housing communities that are in the process of transition, and bring in the network of CBO's within the neighborhood and the broader community to facilitate those connections.

Commissioner Bustos stated the Commission is looking at this project from a local perspective and will continue to have questions and insight on the project. He indicated that both the Commission and staff care very much about the outcome of the project, the southeast community, local communities, and its sustainability.

Vice President Singh put forth a motion to second Ms. Covington's motion.

President Swig asked how many people from the community will be employed.

Ms. Murugan stated they have not made final hiring decisions but, with fingers crossed, are hoping to hire two.

President Swig thanked Commissioner Bustos for raising the issue of trust and the community. Mr. Swig called to the attention of the Executive Director that the Agency is looking for 50% hiring from the City of San Francisco on Agency construction projects and other Agency activities with the intent of hiring a significant amount of people within the Bayview Hunters Point but what he heard is someone saying, with fingers crossed, "she hopes to hire two people from the Bayview Hunters Point". Mr. Swig stated that it was unacceptable that no one has yet been hired from the Bayview community. Mr. Swig asked how Urban Strategies will ensure in the period of one year that they will outreach to 100% of the people in the community.

Ms. Murugan stated they will be knocking on doors and making home visits.

President Swig asked when Urban Strategies is expected to return to update the Commission on their community outreach efforts.

Ms. Murugan stated six months as stated in their work plan.

President Swig requested the Director to update the Commission in six months on the progress on Urban Strategies and what the progress is in the community.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 104-2010, AUTHORIZING A LETTER AGREEMENT WITH THE MAYOR'S OFFICE OF HOUSING IN AN AMOUNT NOT TO EXCEED \$100,000 FOR CONTRACT ADMINISTRATION AND TO PROVIDE WORKFORCE DEVELOPMENT SERVICES TO RESIDENTS OF THE HUNTERS VIEW DEVELOPMENT FROM AUGUST 3, 2010 TO JUNE 30, 2011 THROUGH A COMMUNITY-BASED ORGANIZATIONS, FAMILY SERVICES AGENCY SERVING AS THE FISCAL AGENT FOR URBAN STRATEGIES; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (c) Resolution No. 105-2010, Authorizing a Reimbursement Agreement with Westfield Metreon LLC, a Delaware limited liability company, FC Metreon, LLC, a Delaware limited liability company, and MJM Management Group, a California corporation, to perform mold remediation work in an amount not to exceed \$192,925 at the Agency's Yerba Buena Gardens property adjacent to the Metreon site at 101 Fourth Street: Yerba Buena Center Approved Redevelopment Project Area D-1.

Presenter: Denise Blades, Agency Staff

Speakers: None

Commissioner Bustos asked why the \$64,000 contingency amount set aside is so high.

Ms. Blades stated it was to ensure that the Agency would not have to come out of pocket for any work that exceeded the \$128,000.

Commissioner Bustos asked why the item was before the Commission if the Agency is not funding the project.

Director Blackwell stated the Agency has a contract with MJM and in order for the work to be completed, they will be utilizing more money than what is in the contract. Therefore, there is an amendment of the agreement with MJM to include the scope of work, which ultimately, the Agency will be reimbursed by Westfield.

Commissioner Bustos put forth a motion to move item 4(c).

Commissioner Covington stated it was not clear to her and asked if MJM was doing the work.

Ms. Blades stated MJM will contract with the remediation contractor to do the work.

Commissioner Covington agreed with Commissioner Bustos that she had never heard of such a high contingency fee and asked if that was standard.

Ms. Neches stated in working out the agreement with Westfield, because the expansion joint is their responsibility, they are required to pay for the remediation of the Agency's property, but are asking that the reimbursement amount be capped. Staff asked Westfield for a 50% contingency which they readily agreed to since this type of work is subject to uncertainty until the drywall is removed.

Commissioner Covington seconded Mr. Bustos' motion.

Commissioner Singh asked when the area was last cleaned and what type of toxic do they expect to find.

Ms. Blades stated this was the first time it was being cleaned.

President Swig asked what happens if the amount exceeds the \$128,000, plus 50% contingency.

Ms. Blades indicated the agency would then have to pay the difference.

Commissioner Singh asked how many employees have been hired from the area.

Ms. McCue indicated that 74% of their workforce is from the community.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 105-2010, AUTHORIZING A REIMBURSEMENT AGREEMENT WITH WESTFIELD METREON LLC, A DELAWARE LIMITED LIABILITY COMPANY, FC METREON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MJM MANAGEMENT GROUP, A CALIFORNIA CORPORATION, TO PERFORM MOLD REMEDIATION WORK IN AN AMOUNT NOT TO EXCEED \$192,925 AT THE AGENCY'S YERBA BUENA GARDENS PROPERTY ADJACENT TO THE METREON SITE AT 101 FOURTH STREET; YERBA BUENA CENTER APPROVED REDEVELOPMENT PROJECT AREA D-1, BE ADOPTED.

5. **MATTERS NOT APPEARING ON AGENDA:** None

6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS.**

Ben Strumwasser, John Scott Larry Del Carlo, Ace Washington, Gary Lynch

7. **REPORT OF THE PRESIDENT:**

- President Swig informed the Commission that Ms. Breed received a transfer to the Fire Commission and requested that she be recognized for her service upon his return from medical leave.
- President Swig reported that the Commission held their retreat July 28th and continued this date, August 3rd. The focus on July 28th was on housing issues and housing policies with today's discussion on workforce; both of great interest to the Commission. Discussions were constructive with staff getting feedback from the Commission on many items; those discussions will involve into improved policies and greater strength to the Redevelopment Agency as it moves forward.

8. **REPORT OF THE EXECUTIVE DIRECTOR:** None

9. **COMMISSIONERS' QUESTIONS AND MATTERS:**

- Commissioner King stated he was disappointed with the direction the agency was going and asked what has happened to the policies and not recognizing people the agency has worked with throughout the years.
 - Director Blackwell stated Mr. Del Carlo was referring to a program from the Mayor's Office of Housing; those funds were no longer available due to money coming from HUD which had dwindled. Mr. Blackwell indicated it is not an Agency program and the agency is not allowed to provide technical assistance dollars with tax increment

financing. Mr. Blackwell stated there have not been any changes in Agency policies; they continue to move forward with the same approach they have utilized in the past. When the EIR services contract comes before the Commission, Mr. Blackwell stated it will be a perfect opportunity to get more clarity.

- Commissioner Covington thanked her fellow Commissioners for a good retreat. Requested the Commission Secretary send the notes from the scribe to all Commissioners via email.
- Commissioner Covington stated she did not see the EIR services contract on the Forward Calendar and asked when it is scheduled and if it will be coming to the Commission with a recommendation.
 - Director Blackwell indicated it is scheduled to be heard in September.
- Commissioner Covington asked for a précis of who the top bidder was and what the process was since staff usually selects the top scorer.
 - Director Blackwell asked Christina Garcia, Contract Compliance Supervisor to give an accurate portrayal of the process.
 - ❖ Ms. Garcia stated the Agency has two policies that govern its selection process; the Agency's purchasing policy as well as the Small Business Enterprise (SBE) Policy. The SBE policy affords a first consideration to qualified SBE's but nowhere in the SBE policy or purchasing policy does it require the selection of the highest bidder or the lowest qualified bidder, depending on the solicitation. The process of review with the review committee involved scoring, discussion, interviews, and a further recommendation from that committee was followed. Ms. Garcia did not have the details of the scoring as well as the decision making but stated she would provide that information to the Commission. Ms. Garcia indicated it clearly states within the Agency's SBE policy that if the highest bidder or lowest qualified bidder is not selected, the recommendation needs to detail why that contractor was not selected and the second highest or whoever was selected over another bidder based on scoring; all those requirements were met during the review and recommendation process.
- Commissioner Covington asked if the detailed description of why CirclePoint was not selected will be in the Commission packets.
 - ❖ Ms. Garcia indicated they would be in their packets; Contract Compliance participates in the review process to ensure fairness and alignment with Agency policies. They went through a robust level of effort on the selection process to ensure the policies were followed and explanations were provided for the decision making.
- Commissioner Covington stated she wanted to prepare staff for some dissension when the item comes before them since she is receiving calls that people are not pleased with the process; they do not feel it was transparent, in particular small business owners. Ms. Covington stated there needs to be clear overriding reasons and stated they may be clear to staff but the

Commission has to agree that they are clear and are consistent with Agency policies.

- ❖ Ms. Garcia stated within the SBE policy, there are specific provisions when an SBE is not selected. If they express an interest, the Agency will provide them with responses of the other bidders, the score sheets, and the information on the process so it is fully transparent. It was Ms. Garcia's understanding that this information was provided to CirclePoint, if not they will do so. Ms. Garcia stated staff from the HPSY project will be presenting the recommendation to the Commission; Contract Compliance's role is to only ensure the process was followed.
- Commissioner Bustos indicated, as Commissioner Covington stated, that the Commission will be looking more closely at the processes and recommendations since it is about people who have been working with the Agency for many years. He stated it should be a transparent process and expressed his concern about rumors he's hearing about deals being done even before RFP's are sent out and indicated that he hopes that is not true.

10. CLOSED SESSION: None.

11. ADJOURNMENT:

It was moved by Commissioner King, seconded by Commissioner Bustos, and unanimously carried that the meeting be adjourned at 5:32 p.m.

Respectfully submitted,


Gina E. Solis
Agency Secretary

ADOPTED:

OCTOBER 19, 2010

**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
17TH DAY AUGUST OF 2010**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 6 day of July 2010, at the place and date duly established for holding of such a meeting.

President Swig called the meeting to order at 4:00 p.m.

Mr. Swig welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Swig asked members of the public who wished to address the Commission to fill out speaker cards, and to state their names for the record, and to limit their remarks to three minutes. Mr. Swig stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly noticed meeting agenda.

1. RECOGNITION OF A QUORUM

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

Darshan Singh, Vice President
Miguel M. Bustos
Francee Covington
Leroy King

The following Commissioner was absent: Rick Swig, President

Fred Blackwell, Executive Director, and staff members were also present.

2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY. No Reportable Action.

3. MATTERS OF UNFINISHED BUSINESS. None.

**4. MATTERS OF NEW BUSINESS:
CONSENT AGENDA:**

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- (a) Approval of Minutes: Regular Meeting of May 18, 2010
- (b) Approval of Minutes: Regular Meeting of June 15, 2010
- (c) Resolution No. 106-2010, Authorizing a Second Amendment to the Reimbursement Agreement with the California State Lands Commission to perform work related to land exchange negotiations and public trust issues for the Candlestick Point - Hunters Point Shipyard Phase 2 Project in the amount of \$50,000, for a total aggregate amount not to exceed \$100,000; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas.

ADOPTION: IT WAS MOVED BY COMMISSIONER BUSTOS, SECONDED BY COMMISSIONER KING, AND UNANIMOUSLY CARRIED, THAT THE REGULAR MINUTES OF MAY 18, 2010 AND JUNE 15, 2010; RESOLUTION NO. 106-2010, AUTHORIZING A SECOND AMENDMENT TO THE REIMBURSEMENT AGREEMENT WITH THE CALIFORNIA STATE LANDS COMMISSION TO PERFORM WORK RELATED TO LAND EXCHANGE NEGOTIATIONS AND PUBLIC TRUST ISSUES FOR THE CANDLESTICK POINT - HUNTERS POINT SHIPYARD PHASE 2 PROJECT IN THE AMOUNT OF \$50,000, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$100,000; BAYVIEW HUNTERS POINT AND HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREAS, BE ADOPTED.

REGULAR AGENDA

- (d) Resolution No. 107-2010, Authorizing the Executive Director to enter into a First Amendment with Alten Construction, Inc., a California Corporation, to increase the contract amount by \$679,431 and to approve change orders for an aggregate amount not to exceed \$2,714,372 for the Community Facilities Demonstration Project at Lot D, subject to authorization by the Economic Development Administration, Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area.

Presenter: Kevin Masuda, Agency Staff

Speakers: None

Commissioner Covington asked if the shipyard construction sites would be following the same two step process; the first step being a temporary electrical path and the second step as the permanent electrical path since it was her understanding that the original plan for all electrical was to be underground;.

Mr. Masuda stated that all the lots, with the exception of six, have the permanent underground infrastructure.
Commissioner Covington requested information on the possible uses for the building.

Mr. Masuda stated one of the uses would be for CAC meetings three times a week at night, the other for City Build's Clean Tech Training Academy.

Commissioner Covington asked if there would be on-site management, and whether the facility would be available for others to rent for functions.

Mr. Masuda indicated the facility would be available for functions on a rental basis.

Mr. Kaslofsky stated staff is in the beginning stages of discussions with the on-site administrative support team currently managing reservations.

Commissioner Covington asked if CityBuild would be paying the Agency for the rental space.

Mr. Kaslofsky indicated staff is discussing lease negotiations and arranging for what would be a multi-tenant use.

Commissioner Covington asked if the Agency would continue paying for the use of the building where the CAC meets.

Mr. Kaslofsky stated the CAC currently meet at two locations; one location is onsite at the Shipyard where sub-committee meetings are held, the other is located at the Southeast community facility located at 1800 Oakdale where the full CAC meet for a nominal fee of \$180. He indicated that the building would not be able to accommodate full CAC meetings, only the sub-committees. There are no costs associated with the use of the trailers that are currently on site.

Commissioner Covington indicated there will be a need for the CAC for the next 15-20 years and asked why would not there be a facility large enough for the CAC to meet if this is their designated facility.

Mr. Kaslofsky stated the program they envisioned was to host CityBuild's Clean Tech Academy, reserve a portion of the space for other uses, and to replace the onsite trailers currently there. Staff is in discussions with Lennar to see if the Welcome Center currently being designed will be able to host the larger CAC meetings.

Commissioner Covington stated the CAC works very hard and expressed that it would be great for them to have a home where it would be easily accessible to them as opposed to meeting across town.

Commissioner Covington asked if there were any costs related to the vertical landscape.

Mr. Kaslofsky stated the Community Facilities Maintenance District No. 8 (CFD8) would be maintaining the 26 acres of open space under the current maintenance schedule and fees associated with CFD8.

Commissioner Covington asked for a breakdown of how many people concerning workforce have been hired from the BVHP area. She stated it was very important to her that there is a breakdown of people locally.

Mr. Villacarlos indicated there are 35% of San Francisco local residents working on the project; 33% are 94124 residents.

Commissioner Covington stated with 29% local participation, and 33% minority, she asked if those hired were all from the surrounding area.

Mr. Villacarlos stated they were not all from the surrounding area; of the San Francisco residents working on the project 33% are 94124 residents.

Commissioner Covington asked if anything could be done to boost the numbers the Agency is trying to achieve.

Mr. Villacarlos stated since the project is an EDA funded project, the Agency is implementing the EDA requirements for local participation, which is to the greatest extent feasible. What has been implemented in the project area is 50%, which is the workforce hiring requirement, and are currently at 36% from San Francisco.

Commissioner Covington asked who determines what is feasible and what is not.

Mr. Villacarlos stated staff is working closely with the General Contractor to make sure that the core crews they are bringing onto the project area, as well as the individuals they are hiring as new hires, are from the local project area. He stated they work hand in hand with the contractor, as well as CityBuild and local unions to make sure they are referring, to the greatest extent possible, local 94124 residents to the project.

Commissioner Covington stated it was not clear to her who reviews the figures, the numbers, the geography, and the project, and who determines that they have not reached the goal to the greatest extent feasible.

Mr. Stephen Maduli-Williams stated when using Federal money, the Agency follows their procedures. Where the Agency has an iron clad policy of 50%, if it was Agency money in terms of tax increment, it would be clear the hiring goal is 50%, but when using Federal dollars, their rules and policies trump the Agency's goals. Mr. Maduli-Williams indicated that there is the EDA policy and what the Agency is trying to implement is Agency policy even though by law the contractor is only bound by EDA goals.

Commissioner Covington stated "to the greatest extent feasible" translates to her into "good faith efforts" which also translate into "not getting it done", as in the past. She indicated that if it continues on this track it would not be good for people in the Bayview by having people come in to do work that they can

do themselves and enable them to support their families. Ms. Covington requested that she would like to see workforce numbers from here on out for all the Bayview and surrounding areas on each project. She cautioned staff that she was very gentle this time around but stated that she would not be as gentle the next time and will make a case about why the Agency is not meeting their own goals and numbers, which she stated, was not acceptable.

Mr. Maduli-Williams stated even though they start with the EDA guidelines they always operate under the premise that they want 50% local hiring and relay that message to their contractors; it is staffs goal to achieve 50% hire.

Commissioner Covington put forth a motion to move item

Commissioner Bustos thanked Ms. Covington for bringing up the workforce issues. He stated many requests for funds will be coming through the Commission for the Bayview and the surrounding areas, and requested that the Commission be provided with workforce numbers in everything that comes through on how it is affecting local residents, specifically from the 94124 area code. Mr. Bustos asked if anyone would be using the \$400,000 from the Arts and Tech programs that was being transferred.

Mr. Kaslofsky stated the Arts and Tech district has a variety of sources for the use of those funds, primarily for Building 813, which is proposed as a Clean Tech and R&D building. The funds are interchangeable to the extent that Building 813 is meant to be a sustainable project. Mr. Kaslofsky indicated they have had discussions with EDA about reprogramming some of those funds, which will be used for Building 813. Not all EDA funded projects will affect Building 813.

Mr. Bustos seconded Ms. Covington's motion.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 107-2010, AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A FIRST AMENDMENT WITH ALTEN CONSTRUCTION, INC., A CALIFORNIA CORPORATION, TO INCREASE THE CONTRACT AMOUNT BY \$679,431 AND TO APPROVE CHANGE ORDERS FOR AN AGGREGATE AMOUNT NOT TO EXCEED \$2,714,372 FOR THE COMMUNITY FACILITIES DEMONSTRATION PROJECT AT LOT D, SUBJECT TO AUTHORIZATION BY THE ECONOMIC DEVELOPMENT ADMINISTRATION, HUNTERS POINT SHIPYARD; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (e) Resolution No. 108-2010, Authorizing a Basement and Sidewalk Loan Agreement with Magne L. Veimoen, in an amount not to exceed \$96,312 for sub-sidewalk basement abandonment work and sidewalk improvements adjacent to 132-136 Sixth Street; South of Market Redevelopment Project Area.

Presenter: Alma Basurto, Agency Staff

Speakers: None

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 108-2010, AUTHORIZING A BASEMENT AND SIDEWALK LOAN AGREEMENT WITH MAGNE L. VEIMOEN, IN AN AMOUNT NOT TO EXCEED \$96,312 FOR SUB-SIDEWALK BASEMENT ABANDONMENT WORK AND SIDEWALK IMPROVEMENTS ADJACENT TO 132-136 SIXTH STREET; SOUTH OF MARKET REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Agenda Items 4(f) and (g) were presented together, but acted on separately

- (f) Resolution No. 109-2010, Authorizing a Loan Agreement with Hunters View Associates, L.P., a California limited partnership, in an amount not to exceed \$3,000,000 for the Phase Ib horizontal predevelopment and construction costs associated with the replacement of the Hunters View housing development located at Middle Point and West Point Roads (Block 4624, Lots 3, 4 & 9 and Block 4720, Lot 27), and making environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program.

Presenter: Erin Carson, Agency Staff

Speakers: None

Commissioner Covington asked who the tax credit equity partner.

Ms. Carson stated they have a proposal letter out at this time and have not yet selected a tax credit equity partner. The proposed reduction in Agency loan interest rate to .25% addresses the long term capital accounts of the project, which is necessary for potential tax credit investors.

Commissioner Covington stated 0.25% is an amazing rate.

Ms. Carson stated that the Mayor's Office of Housing would also be lowering its local subsidy interest rate accordingly, as well as the Housing Authority at the 0.25% rate.

Commissioner Covington indicated that it is her understanding that when the Agency is involved in horizontal pre-development and construction, that is when the Agency's percentage of people employed from the local area goes up, as opposed to the vertical. She stated that the Commission will not be able to approve the items and if goals are not met. She suggested that staff work with CityBuild and all the other providers of workforce readiness to make sure

that people in the surrounding community are going to be ready for the project in 2011.

Commissioner Covington put for a motion to move items 4(e) & (f).

Commissioner Bustos asked that staff report back when they have the information on who the tax credit equity partner will be and what the local hire numbers are.

Ms. Carson indicated staff is currently in the bidding process for infrastructure, and Contact Compliance staff is working with the contractor and developer to make sure they are meeting or exceeding their numbers.

Mr. Villacarlos indicated for Phase I – MBE firms hired for the project sub-contracting to small business enterprises, they are at 45% local hire, with 32% of contracting dollars to WMBE firms. The total dollars spent on demo and abatement is at 52% in total, which went to small businesses, and minority owned firms. Thirty one residents were hired from the 94124 and 94134 zip codes; five were on lease from Hunters View. Four additional Hunters View residents were hired as trainees in the professional services during the design phase of the project. Overall, for the project, 51% were San Francisco hires.

Commissioner Bustos seconded Ms. Covington's motion.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 109-2010, AUTHORIZING A LOAN AGREEMENT WITH HUNTERS VIEW ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, IN AN AMOUNT NOT TO EXCEED \$3,000,000 FOR THE PHASE IB HORIZONTAL PREDEVELOPMENT AND CONSTRUCTION COSTS ASSOCIATED WITH THE REPLACEMENT OF THE HUNTERS VIEW HOUSING DEVELOPMENT LOCATED AT MIDDLE POINT AND WEST POINT ROADS (BLOCK 4624, LOTS 3, 4 & 9 AND BLOCK 4720, LOT 27), AND MAKING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA; CITYWIDE TAX INCREMENT HOUSING PROGRAM, BE ADOPTED.

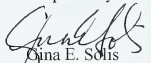
- (g) Resolution No. 110-2010, Authorizing a First Amendment to the Second Amended and Restated Loan Agreement with Hunters View Associates, L.P., a California limited partnership, to reduce the interest rate from 3% to 0.25% and modify the Schedule of Performance for Phase I predevelopment and construction costs for the Hunters View Housing development located at Middle Point and West Point Roads, Block 4624, Lots 3, 4 & 9 and Block 4720, Lot 27; Bayview Hunters Point Redevelopment Project Area; Citywide Affordable Housing Program.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 110-2010, AUTHORIZING A FIRST AMENDMENT TO THE SECOND AMENDED AND RESTATED LOAN AGREEMENT WITH HUNTERS VIEW ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, TO REDUCE THE INTEREST RATE FROM 3% TO 0.25% AND MODIFY THE SCHEDULE OF PERFORMANCE FOR PHASE I PREDEVELOPMENT AND CONSTRUCTION COSTS FOR THE HUNTERS VIEW HOUSING DEVELOPMENT LOCATED AT MIDDLE POINT AND WEST POINT ROADS, BLOCK 4624, LOTS 3, 4 & 9 AND BLOCK 4720, LOT 27; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA; CITYWIDE AFFORDABLE HOUSING PROGRAM, BE ADOPTED.

5. **MATTERS NOT APPEARING ON AGENDA:** None
6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS.** None
7. **REPORT OF THE PRESIDENT:** None
8. **REPORT OF THE EXECUTIVE DIRECTOR:**
 - Transbay Terminal ceremony was well attended by many federal dignitaries, looking forward to the next phase of their work
9. **COMMISSIONERS' QUESTIONS AND MATTERS:** None.
10. **CLOSED SESSION:** None.
11. **ADJOURNMENT:**

It was moved by Commissioner King, seconded by Commissioner Covington, and unanimously carried that the meeting be adjourned at 5:00 p.m.

Respectfully submitted,


Gina E. Solis
Agency Secretary

ADOPTED:

OCTOBER 19, 2010

**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
7TH DAY SEPTEMBER OF 2010**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 7TH day of September 2010, at the place and date duly established for holding of such a meeting.

President Swig called the meeting to order at 4:00 p.m.

Mr. Swig welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Swig asked members of the public who wished to address the Commission to fill out speaker cards, and to state their names for the record, and to limit their remarks to three minutes. Mr. Swig stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-noticed meeting agenda.

1. RECOGNITION OF A QUORUM

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

Rick Swig, President
Darshan Singh, Vice President
Miguel M. Bustos
Francee Covington
Leroy King

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Fred Blackwell, Executive Director, and staff members were also present.

2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY. No Reportable Action.

3. **MATTERS OF UNFINISHED BUSINESS.** None.

4. **MATTERS OF NEW BUSINESS:**

CONSENT AGENDA :

(a) Approval of Minutes: Special Meeting of June 3, 2010

(b) Approval of Minutes: Regular Meeting of August 3, 2010

(c) Approval of Minutes: Regular Meeting of August 17, 2010

(d) Approving A Memorandum Of Understanding With the Mayor's Office Of Economic and Workforce Development and an Associated Letter Agreement with FOCIL-MB, LLC, a California Limited Liability Corporation, for the receipt and use of DTSC Brownfield Grant Funds for Park P16 and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area. (Resolution No. 111-2010)

Commissioner Covington requested items 4(b) and (c) be considered at the next scheduled Commission meeting, and move for approval of items 4(a) and (d).

Vice President Singh seconded Ms. Covington's motion.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, THAT ITEM 4(A), APPROVAL OF MINUTES FOR THE SPECIAL MEETING OF JUNE 3, 2010; AND 4(D), RESOLUTION NO. 111-2010, APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE MAYOR'S OFFICE OF ECONOMIC AND WORKFORCE DEVELOPMENT AND AN ASSOCIATED LETTER AGREEMENT WITH FOCIL-MB, LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION, FOR THE RECEIPT AND USE OF DTSC BROWNFIELD GRANT FUNDS FOR PARK P16 AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA BE ADOPTED, AND TO CONSIDER APPROVAL OF MINUTES FOR THE REGULAR MEETING OF AUGUST 3, 2010, AND AUGUST 17, 2010 BE CONSIDERED AT THE NEXT SCHEDULED COMMISSION MEETING.

REGULAR AGENDA

- (e) Commending and expressing appreciation to London N. Breed for her services upon the occasion of her departure from her position as Commissioner of the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 112-2010)

Presenter: Fred Blackwell, Executive Director

Speakers: Ace Washington, Randall Evans

Director Blackwell read the following resolution:

On April 26, 2005, San Francisco Mayor Gavin Newsom appointed Ms. Breed to the San Francisco Redevelopment Agency Commission. At the age of 30, she was one of the youngest commissioners ever appointed. She has served with distinction, excellence, and commitment to the Agency's mission of promoting community, economic and physical development in blighted neighborhoods, and preserving and developing affordable housing for all of San Francisco.

In her five years of public service on the Commission, Ms. Breed has supported, and the Commission has adopted, numerous redevelopment plans and specific development projects that have improved, and will continue to improve, the economic vitality, urban landscape, and quality of life in San Francisco. With her oversight and approval, the Agency adopted the Transbay, Bayview Hunters Point, and Visitacion Valley Redevelopment Plans, and most recently, the approval of the integrated mixed use project at Candlestick Point and Phase 2 of the Hunters Point Shipyard. These long term development plans commit the City and the Agency to use the significant powers under redevelopment law to create positive changes in blighted areas where tens of thousands of San Franciscans live and work.

Ms. Breed has been an advocate for affordable housing developments that serve the housing needs of individuals, families, and seniors in the various redevelopment project areas. With Ms. Breed's support, the Agency financed and developed thousands of units of affordable housing, including housing for the chronically homeless, seniors, low-income families, persons living with HIV/AIDS, and others with special needs, and implemented its policy committing 50% of tax increment funds to affordable housing.

Ms. Breed has been a staunch proponent of business and economic development for San Francisco's minority and woman-owned business enterprises. Ms. Breed supported the development of the Fillmore Heritage mixed-use development, new cultural institutions including the Museum of the African Diaspora, the Jazz Heritage Center, the Contemporary Jewish Museum, Bindlestiff, the Filipino Cultural Center, the proposed Mexican Museum, and significant community and economic revitalization of the Sixth Street corridor.

Ms. Breed, as a lifelong member of the Western Addition, has witnessed the tremendous changes that have taken place in her community. Ms. Breed has been a strong advocate for the needs of the community and a staunch community activist, and has dedicated her life to empowering and improving her neighborhood. Ms. Breed advocated changes in the Certificate of Preference program by extending the program's termination date, expanding benefits, and making other changes in the program.

Ms. Breed attended the University of California, Davis and was awarded numerous scholarships for her academic performance. While she began her collegiate career majoring in chemistry, political science proved to be much more attractive to her ultimate goal of community activism and development. While at the University, Ms. Breed served as an intern for Lawrence Livermore National Laboratory and interned with the Mayor's Office of Neighborhood Services during the first term of Willie L. Brown, Jr.'s administration.

Ms. Breed graduated from the University of California, Davis in 1997 with a Bachelor of Arts degree in Political Science-Public Service and a minor in African American Studies and immediately returned to San Francisco to work for the Treasure Island Development Authority.

In August 2002, former San Francisco Mayor Willie L. Brown, Jr., appointed London Breed, as the Executive Director of the African American Art & Culture Complex ("AAACC"). The AAACC, situated in one of San Francisco's most socio-economically challenged communities, the Western Addition, was in desperate need of innovation, change, and direction. Under the leadership of Ms. Breed, the AAACC has become one of the most renowned and progressive institutions of African centered cultural expression in the San Francisco Bay Area.

As a community activist, Ms. Breed has been affiliated with a number of different civil society organizations including the San Francisco Women's Political Committee, National Women's Political Caucus, the National Association for the Advancement of Colored People, the San Francisco Young

Democrats, San Francisco African American Democratic Club, San Francisco Mayor's Summit for Women Steering Committee Member, San Francisco Juneteenth Festival Committee, A. Phillip Randolph Institute Voter Registration Volunteer, Black Leadership Forum, Martin Luther King, Jr. Annual Breakfast Committee, San Francisco Redevelopment Agency Citizens Advisory Committee for the Western Addition A-2 area, the San Francisco Community Challenge Grant Committee, the San Francisco African American Task Force, and the San Francisco Telecommunications Task Force.

Ms. Breed's hard work and commitment to her community, the Redevelopment Agency and AAACC, has earned her numerous awards including the Heart to Heart Award given by the Schools of Sacred Heart in San Francisco, California in January 2005, the Commission on the Status of Women and San Francisco Supervisor Ross Mirkarimi on behalf of the City and County of San Francisco in March 2005, the Ronald DeVoyce Blackburn Talented Tenth Award in May 2005, the Martin Luther King, Jr. Civic Committee Annual Community Service Award in January 2006, and the African American Historical and Cultural Society award in October 2006. On March 20, 2006, Ms. Breed was chosen as California State Senator Carole Migden's "Woman of the Year" and was honored at the California State Capital. On February 22, 2007, Ms. Breed was awarded the Geraldine Johnson Community Advocate Award given by the San Francisco Housing Development Corporation. Finally, on May 12, 2007, Ms. Breed was honored by the National Coalition of 100 Black Women, San Francisco Chapter for her contribution to the Arts.

On January 14, 2007, Ms. Breed was elected to serve as a delegate for the California State Democratic Central Committee.

Accordingly, it is resolved by the Redevelopment Agency of the City and County of San Francisco, on behalf of its past and present Commissioners, Executive Directors and employees, that it acknowledges the services that Ms. London Breed has provided to the Agency and by this Resolution expresses to Ms. Breed its appreciation of work well done, its thanks for her dedicated public service, and its sincere wish for success in all of her future endeavors.

Director Blackwell stated that he has personally known Ms. Breed for quite some time and not only has she served on this Commission but has served on a variety of other committee boards to enhance the community. Mr. Blackwell stated, under Ms. Breed's leadership, the African American Cultural Center has become one of the most renowned and progressive institutions throughout the country and has been successful in all her endeavors. Mr. Blackwell stated it has been a pleasure to serve under her leadership.

Commissioner Bustos expressed that it was a pleasure to serve on the Board with Ms. Breed, but a greater pleasure to be able to be a community person with her. Ms. Bustos stated he would miss having her on the Commission but looks forward to continuing their work together in fighting hard for San Franciscans.

Vice President Singh expressed his appreciation of the many facts and issues he learned during Ms. Breed's tenure as Commissioner, and stated he would miss her and wished her well.

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President Swig stated when he was first appointed Commissioner three years prior, Ms. Breed was the first Commissioner to meet with him and gave her personal orientation which he expressed he will indebted to her forever; she laid it out perfectly and set him up for success as a member of this Commission. Mr. Swig enjoyed Ms. Breed's passion for the Western Addition, the African American Cultural Center, for the entire Redevelopment Agency, and her passion for life. Mr. Swig stated Ms. Breed was honest and expressed if she believes what she believes, she believes it honestly and truthfully. Mr. Swig asked that she never lose her honesty and straightforwardness as she moves forward in her personal life and career and stated she is a great educator and a wonderful role model in her community. He stated that he loves the fact that she works with "her kids" as she refers to them, she is dedicated and devoted to them and hopes they recognize the true gift she has given to them. Mr. Swig wished Ms. Breed every success for a great personal and professional future, advised everyone in the room and the listening audience to pay attention to Ms. Breed because she has a great future and a wonderful story to be told and asked

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Ms. Breed stated she was humbled. She expressed her enjoyment in serving the City as a Redevelopment Agency Commissioner, she did so because of the issues in the Western Addition and her concerns for the Redevelopment Agency's exit of the Western Addition, and the Agency's entrance into the Bayview Hunters Point and the Shipyard. Ms. Breed stated, growing up in the Western Addition, she watched so much happen to her community which is quite different now than what it used to be. She stated it is somewhat bittersweet to still be there; she sees the improvements and how amazing the community is, but how much the African American families lost along the way because of how things were done years ago, which is still plaguing the community. It is Ms. Breeds hope in moving forward they set the tone for what will happen in the Bayview Hunters Point. She stated that it is important to include the community and is very proud the Commission worked hard to do that and worked hard to extend the certificate of preference program to include grandchildren at the risk of being sued. She addressed the Commission that she was inspired by each one in many ways and learned so much in the process. Ms. Breed expressed that she needed to do something different in her life for herself for a change, she has been serving the City and will continue to serve the City as a SF Fire Commissioner, but wanted to go back to school and explore what the world of academia has to offer. She feels as if she accomplished everything that she set out to do in transitioning out of the Western Addition into the Bayview Hunters Point appropriately. Ms. Breed stated there were mistakes, everything was not done perfectly, but was happy of the fight fought and proud of the work done. She expressed that none of it would have been possible without the work done together as Commissioners. She indicated that it was an honor to work with all Commissioners, and understands she gave staff a hard time with her comments, complaints, questions, issues, but everyone took it and dealt with it and tried to make it right and move forward, because ultimately, everyone is here to serve the people of San Francisco and their best interests, and believes everyone did a great job in doing so. Ms. Breed addressed Director Blackwell, General Counsel Morales, staff members, and her fellow Commissioners in thanking them for working with her and expressed that it was an honor to be part of the Redevelopment Commission, though she will continue to serve San Francisco in another capacity, she may not be there physically, but will still be very involved in her community.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 112-2010, COMMENDING AND

EXPRESSING APPRECIATION TO LONDON N. BREED FOR HER SERVICES UPON THE OCCASION OF HER DEPARTURE FROM HER POSITION AS COMMISSIONER OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, BE ADOPTED.

- (f) Authorizing the Executive Director to accept and expend an Economic Development Initiative-Special Projects Grants award in an amount not to exceed \$950,000, for down-payment assistance for qualifying buyers at Armstrong Townhomes at 5600 Third Street; Bayview Hunter's Point Redevelopment Project Area. (Resolution No. 113-2010).

Presenter: Olson Lee, Deputy Executive Director, Housing

Speakers: None

Commissioner Covington stated this was a wonderful opportunity especially with housing prices being fairly stable in San Francisco. Commissioner Covington put forth a motion to move Item 4(f).

Commissioner Bustos seconded Ms. Covington's motion.

President Swig thanked the Mayor's Office and Senator Feinstein for their support and efforts; additionally, he thanked staff for their continued efforts on the important project.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 113-2010, AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT AND EXPEND AN ECONOMIC DEVELOPMENT INITIATIVE-SPECIAL PROJECTS GRANTS AWARD IN AN AMOUNT NOT TO EXCEED \$950,000, FOR DOWN-PAYMENT ASSISTANCE FOR QUALIFYING BUYERS AT ARMSTRONG TOWNHOMES AT 5600 THIRD STREET; BAYVIEW HUNTER'S POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (g) Authorizing a Second Amendment to the personal services contract with Renaissance Entrepreneurship Center, a California nonprofit corporation, to extend the term for one year to September 15, 2011, and to increase the contract amount by \$105,000, for a total aggregate amount not to exceed \$330,865, for outreach, coordination, and support services to the Bayview Merchants Association; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 114-2010)

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Speakers: Al Norman, Ben Kaufman, Andre, Shamauda Bishop

Commissioner Bustos stated it was great to see such a great project moving along. He stated that the community on Third Street have suffered a lot because of various construction projects and historical neglect and is pleased to be able to have a project that is helping long time residents and business owners in the corridor. Mr. Bustos made a motion to move item 4(g) and it is his hope in the future, with the Director's and staff help, to be able to connect the Merchants Association with some of the work that is being done in Hunters Point so they too can benefit in the growth occurring in the area, to strengthen their businesses, and reap the benefits of having to stay the course and survive all that has happened in the area.

Commissioner Covington stated that she was happy to see things are going well and that the businesses are being primed as Mr. Bustos mentioned, to take advantage of the growth that's going to be happening. Ms. Covington stated the new residents in the area will need the services provided by the businesses. She wished everyone well. Ms. Covington seconded Mr. Bustos' motion.

ADOPTION: IT WAS MOVED BY COMMISSIONER BUSTOS, SECONDED BY COMMISSIONER COVINGTON, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 114-2010, AUTHORIZING A SECOND AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH RENAISSANCE ENTREPRENEURSHIP CENTER, A CALIFORNIA NONPROFIT CORPORATION, TO EXTEND THE TERM FOR ONE YEAR TO SEPTEMBER 15, 2011, AND TO INCREASE THE CONTRACT AMOUNT BY \$105,000, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$330,865, FOR OUTREACH, COORDINATION, AND SUPPORT SERVICES TO THE BAYVIEW MERCHANTS ASSOCIATION; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (h) Authorizing a Personal Services Contract with Equity Community Builders LLC, a California limited liability corporation, for an amount not to exceed \$1,694,680 for a three-year term to conduct predevelopment analyses and provide project management and development services for the initial rehabilitation of Building 813; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 115-2010)

Presenter: Thor Kaslofsky, Agency Staff

Speakers: Leaotis Martin

Commissioner Singh put forth a motion to move item 4(h).

Commissioner Covington asked about the CAC's involvement during the process.

Mr. Kaslofsky stated the overall concept was presented to the CAC with Equity Community Builders in July and August of this year. Prior to that, a workshop was presented to the Commission in February 2010, preceding in those meetings in January and December of last year, the CAC was presented the concept of the RFQ going out. In 1997, the CAC had multiple discussions about retaining building 813, its long life was known back then and its re-use potential was conceived. Throughout the years there have been discussions about the arts and technology district, the idea of building 813 being reused and its potential in a variety of different development potentials was discussed very thoroughly with the CAC. The CAC has been supportive and have not had very much negative feedback.

Commissioner Covington asked if the item was approved by the entire CAC unanimously.

Mr. Kaslofsky stated they are done by acclimations and do not often do roll call votes.

Commissioner Covington asked for information on the panel who interviewed the four finalists.

Mr. Kaslofsky stated the panel consisted of Agency staff, members of staff from the Mayor's Office, as well as CAC representative who is a licensed architect.

Commissioner requested that staff provide the make-up of panels in the future, who the decision makers are since the Commission receives calls about the items on the Agenda. Ms. Covington stated that she is looking forward to the new life of the building since it has been sitting vacant for quite some time.

Ms. Covington seconded Mr. Singh's motion.

President Swig asked if there is a completed clean slate on the project.

Mr. Kaslofsky stated staff if taking a very broad approach to the project, they are open to a number of possibilities. It is zoned as research/development, which will then need to be a commercial/tenant, could have potential other uses but a variety of regulatory pools would be required. He stated that there will be a market study and consultants will be looking at it from a financial feasibility and make recommends on that.

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER COVINGTON, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 115-2010, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH EQUITY COMMUNITY BUILDERS LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION, FOR AN AMOUNT NOT TO EXCEED \$1,694,680 FOR A THREE-YEAR TERM TO CONDUCT PREDEVELOPMENT ANALYSES AND PROVIDE PROJECT MANAGEMENT AND DEVELOPMENT SERVICES FOR THE INITIAL REHABILITATION OF BUILDING 813; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

5. **MATTERS NOT APPEARING ON AGENDA:** None

6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS.**

Leaotis Martin, Vanessa Logan, Ms. Tesse Ester, Bishop Ernest Jackson

7. **REPORT OF THE PRESIDENT:** None

8. **REPORT OF THE EXECUTIVE DIRECTOR:**

- Announced that a new Executive Director for the Mexican Museum has been hired and will introduce him at a subsequent meeting. Mr. Blackwell stated he and staff are very excited in reaching this point with the Mexican Museum, Mr. Yorba is a very accomplished Museum Director who is currently the Cultural Affairs Director in Riverside County. He has both Museum and facility experience. Mr. Blackwell stated he is very hopeful this will be a partnership that will lead to a successful project.
- Notification has been received on two lawsuits filed in response to the certification of the EIR for the Candlestick/Shipyards project. Mr. Blackwell asked General Counsel Morales to give a brief description of the lawsuits and what the next steps will be.

- General Counsel Morales stated a copy of the complaint was just received filed with the Superior Court which has not yet been served on the Agency. The first petition is from the Sierra Club and the Autobahn Society against the City and Agency for violations of the CEQA law. The second petition is by People Organized To Win Employment Rights, Green Action for Health, and Environmental Justice against both the City and the Agency for violations of the CEQA law. The complaints challenge the final EIR and the information in that saying that it was inadequate and incomplete and didn't study all the options that were available to the decision makers which challenges the Agency Commissions certification and Planning Commissions certification of that document and seeks, at some point, to stop the project from going forward until the appropriate environmental documentation is provided. Mr. Morales stated nothing happens until the petitioners bring a motion or seek other relief in court. The Agency has yet to be served and are still in the process of formulating what the response will be. It will be in conjunction with the City, City Attorney's office, Lennar as a real party and interest, as a developer, will also be involved in the litigation. There will be significant resources to defend the lawsuit and at some point will have a closed session as to what the response will be.

9. COMMISSIONERS' QUESTIONS AND MATTERS:

- Commissioner Covington thanked the members of the public from Hunters View who attended the meeting and gave feedback on their perceptions of what is going on. Ms. Covington stated the minutes of the regular meeting of Aug. 3rd in their packets this evening had one of the items, Urban Strategies, and she was clear in asking their point person how many people were going to be hired. Ms. Covington stated the Commission approved up to \$100,000 for contract administration and for workforce development services, and if those services are not being provided, the Commission needs to be notified. She pointed out that to have four people come to the meeting and speak to the Commission on this matter means things are not going well. Ms. Covington stated it is very important for people who live in Hunters View get the jobs. If we are behind in terms of training, something needs to be done and corrected. Ms. Covington asked Director Blackwell to look into what is happening. There is a mandate from this Commission that 25% of the people in Hunters View be employed and as an Agency, a 50% goal of local hire. Ms. Covington stated it is very discouraging to see other people coming into their community getting the jobs that they richly deserve and are desirous of.

- Director Blackwell stated that City Build is asking that some of the construction dates be moved back to get people in the pipeline. Mr. Blackwell indicated that staff will also be back before the Commission for a request for additional funds to augment what is already in place so CityBuild can build up their placement capacity, specifically at Hunters View, and in anticipation of Alice Griffith, to be able to do that as well. Mr. Blackwell stated he also shares the concerns of Ms. Tesse Ester and will work with her as he has done in the past, to make sure the goals are met and work with other community based organizations such as Southeastern Jobs Coalition, and an array of other community based organizations the Agency has already funded.
- Commissioner Covington stated she would like to see the numbers as they relate to the residents of Hunters View; how many people have been served by the Agency directly or by community based organizations. Ms. Covington asked for oversight of the location of the Hunters View Board.
 - Director Blackwell stated he would follow up with the Housing Authority for that information. Mr. Blackwell stated on the Hunters View items and all items from this point forward, staff is including a section on workforce development outcomes.
- President Swig stated that he was very aggressive with Ms. Murugan who was representing Urban Strategies, and he was not happy with the way she addressed the Commission with the facts. Mr. Swig called to the attention of the Executive Director that the agency is looking for 50% hiring from the City of San Francisco on agency construction projects and other agency activities, with the intent of hiring a significant amount of people within the Bayview Hunters Point. Mr. Swig read from the Aug. 3rd minutes, the following. "But what he (President Swig) heard is someone saying, "with fingers crossed (which is what she said), she hopes to hire two people from the Bayview Hunters Point. I (Mr. Swig) responded, that is unacceptable, and no one has yet been hired from the Bayview Community. Mr. Swig asked how Urban Strategies will ensure in the period of one year that it will outreach 200% of the people in the community..., and they said they would be knocking on doors". Mr. Swig pointed out that he was very upset with the marketing answer because they felt they were being marketed as opposed to being given a straight forward answer. Mr. Swig requested that Director Blackwell send a message to the vendor that the Commission is dead serious about what they want done in the area and what the ladies and gentlemen came in and talked to them about. Mr. Swig stated they will be behind them and expect that the people the Commission they engage for the purposes that are engaged for, will remember who is the boss, and why they were hired to do what they are doing, and will support the community

would accept; there needs to be action by the Commission to accept and approve the contract.

- Commissioner Covington asked how much time was being requested.
- Director Blackwell stated it would be scheduled the second meeting in October.
- President Swig stated he did not believe there was an issue with the contract; the issue was with Arc Ecology. Mr. Swig highly recommended that Director Blackwell recommend to CirclePoint that they step into the verbatim contract negotiated with Arc Ecology and stated it would be a very wise idea for them to do so and then bring it back to the Commission for their approval as soon as possible.

9. **COMMISSIONERS' QUESTIONS AND MATTERS:**

- Commissioner King asked what the status was at Marcus Garvey.
- Director Blackwell stated as far as he knows the project is moving forward as planned but will follow up and report back to Mr. King.

10. **CLOSED SESSION:** None.

11. **ADJOURNMENT:**

It was moved by Commissioner Covington, seconded by Commissioner Covington, and unanimously carried that the meeting be adjourned at 7:55 p.m.

Respectfully submitted,


Gina E. Solis
Agency Secretary

ADOPTED:

REGULAR AGENDA

- (e) Commending and expressing appreciation to London N. Breed for her services upon the occasion of her departure from her position as Commissioner of the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 112-2010)

Presenter: Fred Blackwell, Executive Director

Speakers: Ace Washington, Randall Evans

Director Blackwell read the following resolution:

On April 26, 2005, San Francisco Mayor Gavin Newsom appointed Ms. Breed to the San Francisco Redevelopment Agency Commission. At the age of 30, she was one of the youngest commissioners ever appointed. She has served with distinction, excellence, and commitment to the Agency's mission of promoting community, economic and physical development in blighted neighborhoods, and preserving and developing affordable housing for all of San Francisco.

In her five years of public service on the Commission, Ms. Breed has supported, and the Commission has adopted, numerous redevelopment plans and specific development projects that have improved, and will continue to improve, the economic vitality, urban landscape, and quality of life in San Francisco. With her oversight and approval, the Agency adopted the Transbay, Bayview Hunters Point, and Visitacion Valley Redevelopment Plans, and most recently, the approval of the integrated mixed use project at Candlestick Point and Phase 2 of the Hunters Point Shipyard. These long term development plans commit the City and the Agency to use the significant powers under redevelopment law to create positive changes in blighted areas where tens of thousands of San Franciscans live and work.

Ms. Breed has been an advocate for affordable housing developments that serve the housing needs of individuals, families, and seniors in the various redevelopment project areas. With Ms. Breed's support, the Agency financed and developed thousands of units of affordable housing, including housing for the chronically homeless, seniors, low-income families, persons living with HIV/AIDS, and others with special needs, and implemented its policy committing 50% of tax increment funds to affordable housing.

Ms. Breed has been a staunch proponent of business and economic development for San Francisco's minority and woman-owned business enterprises. Ms. Breed supported the development of the Fillmore Heritage mixed-use development, new cultural institutions including the Museum of the African Diaspora, the Jazz Heritage Center, the Contemporary Jewish Museum, Bindlestiff, the Filipino Cultural Center, the proposed Mexican Museum, and significant community and economic revitalization of the Sixth Street corridor.

Ms. Breed, as a lifelong member of the Western Addition, has witnessed the tremendous changes that have taken place in her community. Ms. Breed has been a strong advocate for the needs of the community and a staunch community activist, and has dedicated her life to empowering and improving her neighborhood. Ms. Breed advocated changes in the Certificate of Preference program by extending the program's termination date, expanding benefits, and making other changes in the program.

Ms. Breed attended the University of California, Davis and was awarded numerous scholarships for her academic performance. While she began her collegiate career majoring in chemistry, political science proved to be much more attractive to her ultimate goal of community activism and development. While at the University, Ms. Breed served as an intern for Lawrence Livermore National Laboratory and interned with the Mayor's Office of Neighborhood Services during the first term of Willie L. Brown, Jr.'s administration.

Ms. Breed graduated from the University of California, Davis in 1997 with a Bachelor of Arts degree in Political Science-Public Service and a minor in African American Studies and immediately returned to San Francisco to work for the Treasure Island Development Authority.

In August 2002, former San Francisco Mayor Willie L. Brown, Jr., appointed London Breed, as the Executive Director of the African American Art & Culture Complex ("AAACC"). The AAACC, situated in one of San Francisco's most socio-economically challenged communities, the Western Addition, was in desperate need of innovation, change, and direction. Under the leadership of Ms. Breed, the AAACC has become one of the most renowned and progressive institutions of African centered cultural expression in the San Francisco Bay Area.

As a community activist, Ms. Breed has been affiliated with a number of different civil society organizations including the San Francisco Women's Political Committee, National Women's Political Caucus, the National Association for the Advancement of Colored People, the San Francisco Young

Democrats, San Francisco African American Democratic Club, San Francisco Mayor's Summit for Women Steering Committee Member, San Francisco Juneteenth Festival Committee, A. Phillip Randolph Institute Voter Registration Volunteer, Black Leadership Forum, Martin Luther King, Jr. Annual Breakfast Committee, San Francisco Redevelopment Agency Citizens Advisory Committee for the Western Addition A-2 area, the San Francisco Community Challenge Grant Committee, the San Francisco African American Task Force, and the San Francisco Telecommunications Task Force.

Ms. Breed's hard work and commitment to her community, the Redevelopment Agency and AAACC, has earned her numerous awards including the Heart to Heart Award given by the Schools of Sacred Heart in San Francisco, California in January 2005, the Commission on the Status of Women and San Francisco Supervisor Ross Mirkarimi on behalf of the City and County of San Francisco in March 2005, the Ronald DeVoyce Blackburn Talented Tenth Award in May 2005, the Martin Luther King, Jr. Civic Committee Annual Community Service Award in January 2006, and the African American Historical and Cultural Society award in October 2006. On March 20, 2006, Ms. Breed was chosen as California State Senator Carole Migden's "Woman of the Year" and was honored at the California State Capital. On February 22, 2007, Ms. Breed was awarded the Geraldine Johnson Community Advocate Award given by the San Francisco Housing Development Corporation. Finally, on May 12, 2007, Ms. Breed was honored by the National Coalition of 100 Black Women, San Francisco Chapter for her contribution to the Arts.

On January 14, 2007, Ms. Breed was elected to serve as a delegate for the California State Democratic Central Committee.

Accordingly, it is resolved by the Redevelopment Agency of the City and County of San Francisco, on behalf of its past and present Commissioners, Executive Directors and employees, that it acknowledges the services that Ms. London Breed has provided to the Agency and by this Resolution expresses to Ms. Breed its appreciation of work well done, its thanks for her dedicated public service, and its sincere wish for success in all of her future endeavors.

Director Blackwell stated that he has personally known Ms. Breed for quite some time and not only has she served on this Commission but has served on a variety of other committee boards to enhance the community. Mr. Blackwell stated, under Ms. Breed's leadership, the African American Cultural Center has become one of the most renowned and progressive institutions throughout the country and has been successful in all her endeavors. Mr. Blackwell stated it has been a pleasure to serve under her leadership.

Commissioner Bustos expressed that it was a pleasure to serve on the Board with Ms. Breed, but a greater pleasure to be able to be a community person with her. Ms. Bustos stated he would miss having her on the Commission but looks forward to continuing their work together in fighting hard for San Franciscans.

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Commissioner Bustos stated it was great to see such a great project moving along. He stated that the community on Third Street have suffered a lot because of various construction projects and historical neglect and is pleased to be able to have a project that is helping long time residents and business owners in the corridor. Mr. Bustos made a motion to move item 4(g) and it is his hope in the future, with the Director's and staff help, to be able to connect the Merchants Association with some of the work that is being done in Hunters Point so they too can benefit in the growth occurring in the area, to strengthen their businesses, and reap the benefits of having to stay the course and survive all that has happened in the area.

Commissioner Covington stated that she was happy to see things are going well and that the businesses are being primed as Mr. Bustos mentioned, to take advantage of the growth that's going to be happening. Ms. Covington stated the new residents in the area will need the services provided by the businesses. She wished everyone well. Ms. Covington seconded Mr. Bustos' motion.

ADOPTION: IT WAS MOVED BY COMMISSIONER BUSTOS, SECONDED BY COMMISSIONER COVINGTON, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 114-2010, AUTHORIZING A SECOND AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH RENAISSANCE ENTREPRENEURSHIP CENTER, A CALIFORNIA NONPROFIT CORPORATION, TO EXTEND THE TERM FOR ONE YEAR TO SEPTEMBER 15, 2011, AND TO INCREASE THE CONTRACT AMOUNT BY \$105,000, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$330,865, FOR OUTREACH, COORDINATION, AND SUPPORT SERVICES TO THE BAYVIEW MERCHANTS ASSOCIATION; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (h) Authorizing a Personal Services Contract with Equity Community Builders LLC, a California limited liability corporation, for an amount not to exceed \$1,694,680 for a three-year term to conduct predevelopment analyses and provide project management and development services for the initial rehabilitation of Building 813; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 115-2010)

Presenter: Thor Kaslofsky, Agency Staff

Speakers: Leaotis Martin

Commissioner Singh put forth a motion to move item 4(h).

Commissioner Covington asked about the CAC's involvement during the process.

Mr. Kaslofsky stated the overall concept was presented to the CAC with Equity Community Builders in July and August of this year. Prior to that, a workshop was presented to the Commission in February 2010, preceding in those meetings in January and December of last year, the CAC was presented the concept of the RFQ going out. In 1997, the CAC had multiple discussions about retaining building 813, its long life was known back then and its re-use potential was conceived. Throughout the years there have been discussions about the arts and technology district, the idea of building 813 being reused and its potential in a variety of different development potentials was discussed very thoroughly with the CAC. The CAC has been supportive and have not had very much negative feedback.

Commissioner Covington asked if the item was approved by the entire CAC unanimously.

Mr. Kaslofsky stated they are done by acclamations and do not often do roll call votes.

Commissioner Covington asked for information on the panel who interviewed the four finalists.

Mr. Kaslofsky stated the panel consisted of Agency staff, members of staff from the Mayor's Office, as well as CAC representative who is a licensed architect.

Commissioner requested that staff provide the make-up of panels in the future, who the decision makers are since the Commission receives calls about the items on the Agenda. Ms. Covington stated that she is looking forward to the new life of the building since it has been sitting vacant for quite some time.

Ms. Covington seconded Mr. Singh's motion.

President Swig asked if there is a completed clean slate on the project.

Mr. Kaslofsky stated staff if taking a very broad approach to the project, they are open to a number of possibilities. It is zoned as research/development, which will then need to be a commercial/tenant, could have potential other uses but a variety of regulatory pools would be required. He stated that there will be a market study and consultants will be looking at it from a financial feasibility and make recommends on that.

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER COVINGTON, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 115-2010, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH EQUITY COMMUNITY BUILDERS LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION, FOR AN AMOUNT NOT TO EXCEED \$1,694,680 FOR A THREE-YEAR TERM TO CONDUCT PREDEVELOPMENT ANALYSES AND PROVIDE PROJECT MANAGEMENT AND DEVELOPMENT SERVICES FOR THE INITIAL REHABILITATION OF BUILDING 813; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

5. **MATTERS NOT APPEARING ON AGENDA:** None

6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS.**

Leaotis Martin, Vanessa Logan, Ms. Tesse Ester, Bishop Ernest Jackson

7. **REPORT OF THE PRESIDENT:** None

8. **REPORT OF THE EXECUTIVE DIRECTOR:**

- Announced that a new Executive Director for the Mexican Museum has been hired and will introduce him at a subsequent meeting. Mr. Blackwell stated he and staff are very excited in reaching this point with the Mexican Museum, Mr. Yorba is a very accomplished Museum Director who is currently the Cultural Affairs Director in Riverside County. He has both Museum and facility experience. Mr. Blackwell stated he is very hopeful this will be a partnership that will lead to a successful project.
- Notification has been received on two lawsuits filed in response to the certification of the EIR for the Candlestick/Shipyards project. Mr. Blackwell asked General Counsel Morales to give a brief description of the lawsuits and what the next steps will be.

- General Counsel Morales stated a copy of the complaint was just received filed with the Superior Court which has not yet been served on the Agency. The first petition is from the Sierra Club and the Autobahn Society against the City and Agency for violations of the CEQA law. The second petition is by People Organized To Win Employment Rights, Green Action for Health, and Environmental Justice against both the City and the Agency for violations of the CEQA law. The complaints challenge the final EIR and the information in that saying that it was inadequate and incomplete and didn't study all the options that were available to the decision makers which challenges the Agency Commissions certification and Planning Commissions certification of that document and seeks, at some point, to stop the project from going forward until the appropriate environmental documentation is provided. Mr. Morales stated nothing happens until the petitioners bring a motion or seek other relief in court. The Agency has yet to be served and are still in the process of formulating what the response will be. It will be in conjunction with the City, City Attorney's office, Lennar as a real party and interest, as a developer, will also be involved in the litigation. There will be significant resources to defend the lawsuit and at some point will have a closed session as to what the response will be.

9. COMMISSIONERS' QUESTIONS AND MATTERS:

- Commissioner Covington thanked the members of the public from Hunters View who attended the meeting and gave feedback on their perceptions of what is going on. Ms. Covington stated the minutes of the regular meeting of Aug. 3rd in their packets this evening had one of the items, Urban Strategies, and she was clear in asking their point person how many people were going to be hired. Ms. Covington stated the Commission approved up to \$100,000 for contract administration and for workforce development services, and if those services are not being provided, the Commission needs to be notified. She pointed out that to have four people come to the meeting and speak to the Commission on this matter means things are not going well. Ms. Covington stated it is very important for people who live in Hunters View get the jobs. If we are behind in terms of training, something needs to be done and corrected. Ms. Covington asked Director Blackwell to look into what is happening. There is a mandate from this Commission that 25% of the people in Hunters View be employed and as an Agency, a 50% goal of local hire. Ms. Covington stated it is very discouraging to see other people coming into their community getting the jobs that they richly deserve and are desirous of.

- Director Blackwell stated that City Build is asking that some of the construction dates be moved back to get people in the pipeline. Mr. Blackwell indicated that staff will also be back before the Commission for a request for additional funds to augment what is already in place so CityBuild can build up their placement capacity, specifically at Hunters View, and in anticipation of Alice Griffith, to be able to do that as well. Mr. Blackwell stated he also shares the concerns of Ms. Tesse Ester and will work with her as he has done in the past, to make sure the goals are met and work with other community based organizations such as Southeastern Jobs Coalition, and an array of other community based organizations the Agency has already funded.
- Commissioner Covington stated she would like to see the numbers as they relate to the residents of Hunters View; how many people have been served by the Agency directly or by community based organizations. Ms. Covington asked for oversight of the location of the Hunters View Board.
 - Director Blackwell stated he would follow up with the Housing Authority for that information. Mr. Blackwell stated on the Hunters View items and all items from this point forward, staff is including a section on workforce development outcomes.
- President Swig stated that he was very aggressive with Ms. Murugan who was representing Urban Strategies, and he was not happy with the way she addressed the Commission with the facts. Mr. Swig called to the attention of the Executive Director that the agency is looking for 50% hiring from the City of San Francisco on agency construction projects and other agency activities, with the intent of hiring a significant amount of people within the Bayview Hunters Point. Mr. Swig read from the Aug. 3rd minutes, the following, “But what he (President Swig) heard is someone saying, “with fingers crossed (which is what she said), she hopes to hire two people from the Bayview Hunters Point. I (Mr. Swig) responded, that is unacceptable, and no one has yet been hired from the Bayview Community. Mr. Swig asked how Urban Strategies will ensure in the period of one year that it will outreach 200% of the people in the community..., and they said they would be knocking on doors”. Mr. Swig pointed out that he was very upset with the marketing answer because they felt they were being marketed as opposed to being given a straight forward answer. Mr. Swig requested that Director Blackwell send a message to the vendor that the Commission is dead serious about what they want done in the area and what the ladies and gentlemen came in and talked to them about. Mr. Swig stated they will be behind them and expect that the people the Commission they engage for the purposes that are engaged for, will remember who is the boss, and why they were hired to do what they are doing, and will support the community

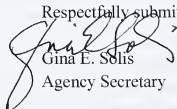
aggressively. Mr. Swig stated that is a strong message he would like to send through Director Blackwell today to the organization hired with staff's recommendation.

- Commissioner Covington asked for an informational memorandum about Ms. Espanola Jackson's request about her church and her assertion that the Agency had promised to rectify some of the problems in the church building.
 - Director Blackwell stated that he has had several discussions with Ms. Jackson and noted that there are two serious barriers to the request; (1) use of tax increment on a religious facility is not allowable under the California Redevelopment Law; and (2) the particular church is located in an expired project area and there is no ability to collect and spend tax increment monies in the Bayview Project Area A. Director Blackwell stated he will update the Commission with an informational memorandum.
- Vice President Singh asked how the lawsuit would affect the Sierra Club and the Autobahn Society.
 - General Counsel Morales stated the affects of the lawsuit will not be known at this time. As pointed out earlier, Mr. Morales indicated that filing a lawsuit does not necessarily mean anything will happen, it is up to the petitioners to ask the court to enjoin the project or to take other action, which has not yet happened. Mr. Morales indicated the Redevelopment Plan does not go into effect until another two months; there is a three month wait on Redevelopment Plans and are in a limbo state until the plan goes into effect. The lawsuit does not mean anything until they seek and get relief.

10. CLOSED SESSION: None.

11. ADJOURNMENT:

It was moved by Commissioner Covington, seconded by Commissioner Singh, and unanimously carried that the meeting be adjourned at 6:00 p.m.

Respectfully submitted,

Gina E. Solis
Agency Secretary

ADOPTED:

DECEMBER 7, 2010

**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
21st DAY OF SEPTEMBER 2010**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 21st day of September 2010, at the place and date duly established for holding of such a meeting.

President Swig called the meeting to order at 4:00 p.m.

Mr. Swig welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Swig asked members of the public who wished to address the Commission to fill out speaker cards, and to state their names for the record, and to limit their remarks to three minutes. Mr. Swig stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly noticed meeting agenda.

President Swig requested Agenda Items 4(g) and (h) follow Agenda Item (b) due to the number of seniors in attendance for those items.

1. RECOGNITION OF A QUORUM

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

Rick Swig, President
Darshan Singh, Vice President
Francee Covington
Leroy King

GOVERNMENT
DOCUMENTS DEPT

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The following Commissioner(s) were absent:

Miguel M. Bustos

SAN FRANCISCO
PUBLIC LIBRARY

Fred Blackwell, Executive Director, and staff members were also present.

2. **REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY.** No Reportable Action.
3. **MATTERS OF UNFINISHED BUSINESS.** None.
4. **MATTERS OF NEW BUSINESS:**

CONSENT AGENDA :

- (a) Authorizing a First Amendment to the Personal Services Contract with Renne Sloan Holtzman Sakai, a limited liability partnership, to increase the contract amount by \$50,000, for a total aggregate amount not to exceed \$100,000, to obtain specialized human resources services. (Resolution No. 116-2010)

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER COVINGTON, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 116-2010, AUTHORIZING A FIRST AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH RENNE SLOAN HOLTZMAN SAKAI, A LIMITED LIABILITY PARTNERSHIP, TO INCREASE THE CONTRACT AMOUNT BY \$50,000, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$100,000, TO OBTAIN SPECIALIZED HUMAN RESOURCES SERVICES, BE ADOPTED.

REGULAR AGENDA

- (b) Resolution commending and expressing appreciation to Michael S. Cohen for his services to the City and County of San Francisco upon the occasion of his departure as director of the Office of Economic and Workforce Development. (Resolution No. 117-2010)

Presenter: Fred Blackwell, Executive Director

Director Blackwell read the following resolution:

Michael Cohen joined the City and County of San Francisco ("City") in 1995 to serve as the head of the Real Estate and Finance team of the City Attorney's Office. In that capacity, he served as lead transaction counsel on a number of complex public-private development deals in San Francisco, including the conveyance and development of the first phase of the Hunters Point Shipyard; the renovation of Union Square Park, the new de Young Museum and

underground parking garage in Golden Gate Park; the development of the Hotel Vitale on formerly surplus MUNI property along the City's waterfront; and the renovation of Harding Park Golf Course into a PGA Championship course. He also helped create and served as General Counsel to the Treasure Island Development Authority.

In 2004, Michael Cohen joined the Office of Economic and Workforce Development to manage the Base Reuse and Real Estate Development team. In 2007, Mayor Gavin Newsom appointed Michael Cohen as Director of the Office of Economic and Workforce Development ("OEWD").

During his tenure at OEWD, Michael Cohen worked extensively with local communities to promote investment, innovation and business growth.

As Director, Michael Cohen oversaw the Business Attraction and Retention, Real Estate Development, Small Business, Film, International Trade and Commerce, Workforce Development, and Neighborhood Development and Revitalization divisions.

Throughout his 15 years of service with the City, Michael Cohen championed a number of redevelopment projects including: Treasure Island, Hunters Point Shipyard Phase 1, the Candlestick Point - Hunters Point Shipyard Phase 2 Project ("CP-HPS2"), Mission Bay, and Transbay.

Michael Cohen has demonstrated extraordinary leadership and commitment to the creation of public benefits such as affordable housing, parks and open space, jobs and economic development opportunities for the City, and in particular, for neighborhoods in the City who have historically lacked access to these services.

Recently, Mr. Cohen announced his resignation as Director of OEWD after he had successfully obtained community, Agency, and Board of Supervisors approval of the CP-HPS2 Project.

Now, therefore, be it resolved that the Redevelopment Agency of the City and County of San Francisco extends its appreciation to Michael Cohen for his years of success and his dedicated service to the City and Agency and furthermore expresses its best wishes to him in all his future endeavors.

Speakers: Scott Madison, Ace Washington, Linda Richardson, Oscar James, Pastor Arelious Walker, Espanola Jackson, Claude Everhart

Commissioner King thanked Mr. Cohen for his leadership and hard work in bringing the Western Addition and the Hunters Point Shipyard to where they are now, and stated nothing would have been done in the City had it not been for Mr. Cohen's hard work and dedication. He stated that Mr. Cohen was a wonderful asset to the City and County of San Francisco and wished him luck in his future endeavors.

Commissioner Singh stated in the 15 years since Mr. Cohen began working for the City and County of San Francisco in various capacities, he has shown remarkable ability to problem solve, to get everyone to see the big picture, to collaborate for the common good cause, and to envision what a new and improved San Francisco would mean for its residents and its visitors. Mr. Singh stated those who have had the privilege of working closely with Mr. Cohen will see a large impact in the coming years in the Hunters Point Shipyard, Mission Bay, Treasure Island, and Transbay Terminal. Mr. Singh stated all those projects will come to fruition and expressed how proud he was to have had the opportunity to know and serve with Mr. Cohen. It is Mr. Singh's hope that Mr. Cohen will be working in the vicinity and expressed his sincerest thanks for a job well done.

Commissioner Covington thanked Mr. Cohen for his keen intellect on the part of the citizens of the City and County of San Francisco, for his gentle manner under pressure, under fire. Ms. Covington stated that she will never forget what she believes to have been one of Mr. Cohen's finest hours, the 13.5 hour meeting in the Board of Supervisors, at a quarter to midnight. She stated he was just as sharp, focused, and pleasant in his demeanor as he had been at 1pm that afternoon. Ms. Covington expressed her appreciation to Mr. Cohen and believes there are very few people in the great cities of the world that can get in their cars and point to the monuments of their efforts, which she stated; he will be in the select few. Ms. Covington stated San Francisco was very lucky to have Mr. Cohen and thanked him once again.

President Swig stated thanking Mr. Cohen was not enough. Mr. Swig stated Mr. Cohen is an extraordinary man who has provided the City with extraordinary gifts and dedication, likes of which he believes will not be seen in a long time. Mr. Swig met Mr. Cohen four years ago and gave him an education on City Hall and guidance on a successful initiative benefiting the tourism improvement district for 25 years. Mr. Swig indicated when he first became Commissioner of the Redevelopment Agency, Mr. Cohen discussed Bayview Hunters Point, block by block, building by building, and issue by issue; an extraordinary education and easy to understand, with a great sense of neutrality and did not present him with any bias. Mr. Swig stated there were

various speakers praising Mr. Cohen, people of different points of view, a lot of contention, a lot of emotion, but Michael has been there consistently as a consensus builder amongst the same energy everyone experienced this date. He has been able to keep things moving and kept everything constructive, and still, as Ms. Covington mentioned, a kind, gentle, even tempered man that he was when he came to the office earlier that day. Mr. Swig indicated that another appreciation of Mr. Cohen's efforts is the China SF initiative that will bring countless of millions of dollars and jobs potentially into San Francisco when San Francisco becomes the hub of business dealings between China and the U.S. He stated that Mr. Cohen is as passionate and current with that as he is about the buildings the Commission is concerned with. Mr. Swig stated because of Mr. Cohen's leadership, there have been countless numbers of companies, high tech, biotech, which have come to San Francisco due to Mr. Cohen's department, his initiative, and leadership. Mr. Swig stated for the past, the present, and the future, he hopes everyone realizes how much is owed to Mr. Cohen's dedication and passion and ability to get things done. Mr. Swig thanked Mr. Cohen for being a great gentlemen, for having tremendous care in the way he deals with all of the City's business, his conscience efforts to do it right, his passion and energy and dedication that Mr. Swig will continue to look for in his own behavior and use him as a mentor as he tries to fulfill his responsibilities he has to the City as well. Mr. Swig thanked Mr. Cohen and wished him the best in his future endeavors.

Mr. Cohen thanked everyone for the warm and heartfelt words and stated that it has been a tremendous privilege to serve the City of San Francisco. Mr. Cohen indicated there has never been anything he has ever worked on in his entire life, which he put, has put much into, as he did for the Hunters Point Shipyard and Candlestick. Mr. Cohen stated he is very proud of what has been accomplished even though it may take many years to see the benefits of that work, but stated that he has great confidence in Director Blackwell and his staff, as well as Tiffany Bohee and her team. Mr. Cohen stated that difficult issues will come up over the years, as the plans become a reality, but stated that he was very grateful that he had the opportunity every day to go to work on something that mattered.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 117-2010, RESOLUTION COMMENDING AND EXPRESSING APPRECIATION TO MICHAEL S. COHEN FOR HIS SERVICES TO THE CITY AND COUNTY OF SAN FRANCISCO UPON THE OCCASION OF HIS DEPARTURE AS DIRECTOR OF THE OFFICE OF ECONOMIC AND WORKFORCE DEVELOPMENT, BE ADOPTED.

AGENDA ITEMS 4(G) & (H), WERE MOVED TO BE HEARD IMMEDIATELY FOLLOWING ITEM 4(B) DUE TO THE LARGE NUMBER OF SENIOR'S AND COMMUNITY MEMBERS IN ATTENDANCE.

- (g) Authorizing an Assignment and Assumption Agreement with Bayview Hunters Point Multipurpose Senior Services, Inc., a California nonprofit public benefit corporation, to purchase real property located at 5800 Third Street, Lot 3 and to pay for related closing costs for an amount not to exceed \$8,800,000 for the development of very low income rental senior housing, and making environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 122-2010)

Presenter: Pam Sims, Agency Staff

Speakers: Willie B. Kennedy, Cathy Davis, Michael Baines, Dr. Aurelius Walker, Claude Everhart, Dorris Vincent, Espanola Jackson, Linda Richardson, Frank Williams, Eric Smith, William L. Richardson

Commissioner Covington thanked everyone for attending the meeting to show their support of the items. Ms. Covington expressed her support in the project being a larger and a more accessible senior center than the one, which currently exists and was pleased that the Fresh and Easy Grocery store will be within walking distance so people will not have to take the bus and go across town for basic necessities. Ms. Covington stated 5800 Third Street has been heavily advertised as a condo complex and asked if the number would be retained or will there be a new street number for the center.

Ms. Sims stated that would be decided later in the process, it is dependent upon the sitting of the building and how the building faces. Once the street number is determined, staff will inform the Commission; it will not be 5800 Third Street

Ms. Covington stated it would be helpful for people to know so the origins of the deliberations by the Commission are not confused by different addresses. Ms. Covington asked what the estimated cost of the project was.

Ms. Sims stated they are unsure of the cost as yet since the schematic design has not been completed; they will have a better understanding of the cost once the Exclusive Negotiations process begins in a year.

Ms. Covington asked if the Senior Center would be for seniors 60 or 62 years of age.

Ms. Sims stated that too would be determined during the ENA period. Funding determines the eligibility; Federal Funding would be 62; no Federal Funding 55.

Ms. Covington asked what the unit size is.

Ms. Sims stated the one bedroom is estimated to be in the 550 sq.ft. range, with 2 bedrooms in the 830 sq.ft. range; this too will be determined in a year during the ENA period.

Ms. Covington asked if young people who are being reared by their grandparents would be welcomed.

Ms. Sims stated that too is being considered.

Ms. Covington asked for more details on the Ex-Offender Program.

Ms. Cathy Davis stated that Dr. Davis wrote his Master's thesis many years ago on seniors that were getting out of prison and it occurred to him that they would need different types of services than ex-offenders in general. They have a case management program for the No Violence Alliance through the Sheriff's Department and help find transitional housing, health care, help reintegrate ex-offenders back into society and volunteer at the Senior Center, which helps connect them back into the community. Ms. Davis stated they call senior ex-offenders the "Over the Age of 50" since they age at an earlier age. Ms. Davis appreciated what Ms. Covington pointed out that people are disabled since she has been trying to help people get into Armstrong Housing and is coming up against what Ms. Covington stated about people having grandchildren, people who aren't 62 yet, are disabled, and have no place to go. Ms. Davis indicated once they get the financing they would create additional services, not just more independent senior housing but supportive services.

Ms. Covington pointed out in talking about age 55 for those people who are not ex-offenders, some people in the community are already great grandparents. Ms. Covington would like some discussion on that since each population is different. Ms. Covington asked if the Senior Ex-Offender Program will be a component of the Senior Center or will ex-offenders be getting apartments in the building.

Ms. Davis stated some ex-offenders will be getting apartments and have case management services that offer those services at the senior center. They will be focusing on wellness and having people age in place which is their concept of what aging campus means; aging in place, living where you need to live at the level you need to live at, and not having to move out of the Bayview because there is nothing there for them anymore. Ms. Davis mentioned in talking about the African American Diaspora across the country, it happened in the Bayview Hunters Point because of housing; more people ended up moving to Laguna Honda because they are frail and elderly and do not have another alternative other than independent housing. Ms. Davis asked that those issues be looked at and create housing that addresses those needs, and to look at this beyond the usual institutional housing type project.

Ms. Covington put forth a motion to move items 4(g) & (h).

Commissioner Singh stated he too supports the project and is very interested in the Ex-Offender Program since he is involved in Ex-Offender Programs at the State level. Mr. Singh requested for more detail on the program.

Mr. Smith stated the Ex-Offender program was formed in 2002 due to the outbreak of people returning from custody back into the community. Dr. Davis and other community members recognized the fact that it was a population underserved and began round table discussions with community members, local, State and Federal Government officials about what could be done to reduce the recidivism of that population. In 2003, they received funds for their program and have, since 2002, helped over 3,000 people. They are involved in the Safety Community Re-Entry Council program that serves men 50 and older and women 45 and older who are physiologically age 12 years (their chronological age) due to stress and lifestyle. They have collaborated with over 15 to 20 organizations throughout San Francisco so ex-offenders can receive continuum care. They also have one of the first senior ex-offenders who graduated from CityBuild when the program first started. Mr. Smith indicated that they have received awards throughout the United States and have been asked by different organizations to speak about their program. They have worked with the Mayor's Office of Community Development and placed 55 formerly incarcerated people into permanent housing in one year alone. Mr. Smith stated they also started the Inter-Trenches Awards, which started in San Francisco for people who have turned their lives around and have shown the world that people can turn their lives around.

Commissioner Singh asked if they were familiar with the Re-Entry program and offered that he may be of service to help with their efforts.

Mr. Smith expressed his appreciation to Mr. Singh for his offer to help and stated that he enthusiastically looks forward to discussing the program further with him.

Commissioner Singh seconded Ms. Covington's motion.

Commissioner King expressed his support for the project and wished them well.

President Swig expressed his appreciation for everyone that came out to support the project, which he stated, which makes a difference. Mr. Swig expressed his and his fellow Commissioners appreciation for their energy and initiative for the project.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 122-2010, AUTHORIZING AN ASSIGNMENT AND ASSUMPTION AGREEMENT WITH BAYVIEW HUNTERS POINT MULTIPURPOSE SENIOR SERVICES, INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, TO PURCHASE REAL PROPERTY LOCATED AT 5800 THIRD STREET, LOT 3 AND TO PAY FOR RELATED CLOSING COSTS FOR AN AMOUNT NOT TO EXCEED \$8,800,000 FOR THE DEVELOPMENT OF VERY LOW INCOME RENTAL SENIOR HOUSING, AND MAKING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA; CITYWIDE TAX INCREMENT HOUSING PROGRAM, BE ADOPTED.

- (h) Authorizing an Exclusive Negotiations Agreement with Bayview Hunters Point Multipurpose Senior Services, Inc., a California nonprofit public benefit corporation, and McCormack Baron Salazar, Inc., a Missouri corporation, to negotiate a long-term lease of real property at 5800 Third Street, Lot 3, for the development of 121 very low-income senior rental housing units with a ground floor senior center, and making environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 123-2010)

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 123-2010, AUTHORIZING AN EXCLUSIVE NEGOTIATIONS AGREEMENT WITH BAYVIEW HUNTERS POINT MULTIPURPOSE SENIOR SERVICES, INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, AND MCCORMACK BARON SALAZAR, INC., A MISSOURI CORPORATION, TO NEGOTIATE A LONG-TERM LEASE OF REAL PROPERTY AT 5800 THIRD STREET, LOT 3, FOR THE DEVELOPMENT OF 121 VERY LOW-INCOME SENIOR RENTAL HOUSING UNITS WITH A GROUND FLOOR SENIOR CENTER, AND MAKING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA; CITYWIDE TAX INCREMENT HOUSING PROGRAM, BE ADOPTED.

- (c) Authorizing a personal services contract with Arc Ecology, a California nonprofit corporation, to provide environmental information services regarding remediation plans at the Hunters Point Shipyard for a term of one year, with two 1-year extension options and one-year budgets, exercised at the Executive Director's discretion, in an amount not to exceed \$282,500 for the first year, for a total aggregate amount not to exceed \$847,499; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 118-2010)

Presenter: Thor Kaslofsky, Agency Staff, Saul Bloom, Arc Ecology

Speakers: Scott Madison, Ben Strumwasser, Michael Lynes, Eric Smith, Jackie Phillips, Claude Everhart, John Eller, Kate Kelley, Al Norman, Lonnie Mason, Christine Johnson, Tessie Ester, Terry Anders, Mindy Kener, Richard Hopson, Kristine Enea, Espanola Jackson, Dedria Smith, Al Williams, Oscar James, Saul Bloom

Commissioner King stated he opposed awarding the contract to Arc Ecology. Mr. King stated since he has been on the Board Mr. Bloom has been speaking against what the Redevelopment Agency proposed for the Hunters Point Shipyard Project, and spoke against Lennar and Mr. Bonner. Mr. King stated he opposed awarding the project to Arc Ecology from the very beginning but was asked by Mr. Bonner to support them which was the only reason Mr. King changed his vote. Mr. King stated that Mr. Bloom has not changed since the very beginning of the project where he has opposed everything from very basic plans to the bridge and other issues. Mr. King asked his fellow Commissioners to vote against awarding the contract to Arc Ecology due to Mr. Bloom's

opposition expressed to the community towards the Agency's program for the Hunters Point Shipyard and Lennar's efforts.

Commissioner King put forth a motion to reject staff's recommendation to award the contract to Arc Ecology.

Commissioner Covington stated she spent quite some time going over the voluminous amount of information on the communications and responses from the EIR because she remembered there were a few letters related to Arc Ecology's assertion that there was the backing of several community organizations for the alternative that Arc Ecology was putting forth for Yosemite Slough. Ms. Covington stated the organizations wrote letters saying that their names had been used erroneously, that they did not support Arc Ecology, and requested that the letters be part of the permanent record related to the EIR. Ms. Covington stated the 50% requirement for SBE's and hiring is a goal the Commission and the Agency support but does not apply to non-profits. She stated that the proposal submitted by CirclePoint covers that base and the fact that a number of people in their communications with her said that in order to have less dissention and less controversy with all the development that needs to be done over the next 30 years, that it is important that everyone on the team be on the same page, and that Arc Ecology is not only on the same page but sometimes in a different book. Ms. Covington stated members of each of the five firms were interviewed and stated it is a good process when there is a panel and score each candidate firm or non-profit, which is a confidential scoring, and should be taken into consideration. She stated that CirclePoint did win. Ms. Covington stated that CirclePoint is not a lightweight firm and has a deep bench when it comes to this type of work. She said there is a great disservice to CirclePoint to say that because they do not live in the community they would not care, which is not the case. She pointed out that Mr. Al Williams was on the CAC for 7-8 years who was very active and vocal. Ms. Covington stated there is a lot to be done over the next three decades and she is eager to begin the work.

President Swig stated there was an item before the Commission a few months prior where there was a custodial company that had a job with the Agency for quite some time. They did a great job, were popular, had good community relationships and trust, but an RFP was advertised and the vendor who served the Agency did not come out with the highest score. Mr. Swig stated then that it was a very hard decision when someone had been hard working and loyal, to suddenly choose someone else which is part of the process. Mr. Swig stated it was clear that CirclePoint, as the new custodial company, had a higher score. Mr. Swig asked for clarification for the SBE 501C3 issue; is Arc Ecology

meeting the standards of the hiring practices as a 501C3 versus the SBE ratio that CirclePoint has.

General Counsel Morales clarified the question as to whether Arc Ecology, as a non-profit, qualifies as a small business entity. Mr. Morales stated the answer under the policy the Commission adopted is no. The non-profit is not considered. It has been discussed and debated at the working group meeting (the Advisory body to the Commission about small business), and to date there has not been a recommendation to propose a change to include non-profits. Mr. Morales noted the City does give additional points to non-profits.

President Swig asked if CirclePoint scored more points as a SBE provider.

General Counsel Morales stated the SBE factor is a preference, a factor to be considered, but is not quantified into a certain number of points.

Christina Garcia clarified that CirclePoint is not a SBE but did include three subcontractors who are SBE's and there were no points awarded for that.

President Swig clarified that a 501C3 is not a SBE according to the Agency's Policies and Procedures.

Ms. Garcia confirmed Mr. Swig's statement.

President Swig stated he would like to read a few things he too shared from Mr. Norman's list that he too made an observation such as, where a consultant crosses the line, not being a neutral consultant but being an advocate, and sometimes he felt the advocacy went against the person that hired them. Mr. Swig indicated, as a consultant he does not always agree with some of his customers but he does not bite the hand that feeds him. Mr. Swig stated he looked at the score 81.6, 81.4 and the SBE issue, re-read all the proposals from two qualified companies who could do the job and do it well. Mr. Swig stated he respects relationships, trust, and the community's voice.

President Swig requested the Commission Secretary for a roll call vote on the item.

General Counsel Morales stated that no one seconded Mr. King's motion to reject the staff recommendation.

Vice President Singh seconded Mr. King's motion to reject staff's recommendation.

President Swig asked the Commission Secretary to take a roll call vote to reject staff recommendation of Arc Ecology.

Commissioner King – Yes

Vice President Singh – Yes

Commissioner Covington – Yes

President Swig – Yes

President Swig announced the vote was unanimous in rejecting staff's recommendation in engaging Arc Ecology for the contract.

Commissioner King put forth a motion to accept CirclePoint.

Commissioner Covington seconded Mr. King's motion.

President Swig requested a roll call vote for Mr. King's motion to accept CirclePoint.

Commissioner King – Yes

Vice President Singh – Yes

Commissioner Covington – Yes

President Swig – Yes

President Swig announced the vote is unanimous in selecting CirclePoint as the alternative provider of services to the Redevelopment Agency.

Commissioner Covington asked whether there should be public comment since a substitute motion was provided.

General Counsel Morales stated public comment was for the item, there was full public comment for the item, which included the possibility of a rejection or the adoption of another motion; public comment was satisfied and there is no need for additional public comment.

MOTION: IT WAS MOVED BY COMMISSIONER KING, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 118-2010, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH ARC ECOLOGY, A CALIFORNIA NONPROFIT CORPORATION, TO PROVIDE ENVIRONMENTAL INFORMATION SERVICES REGARDING REMEDIATION PLANS AT THE HUNTERS POINT SHIPYARD FOR A TERM OF ONE YEAR, WITH TWO 1-YEAR

EXTENSION OPTIONS AND ONE-YEAR BUDGETS, EXERCISED AT THE EXECUTIVE DIRECTOR'S DISCRETION, IN AN AMOUNT NOT TO EXCEED \$282,500 FOR THE FIRST YEAR, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$847,499; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE REJECTED.

MOTION: IT WAS MOVED BY COMMISSIONER KING, SECONDED BY COMMISSIONER COVINGTON, AND UNANIMOUSLY CARRIED, THAT CIRCLEPOINT BE AWARDED THE CONTRACT.

- (d) Authorizing changes to the matching requirements, maximum forgivable loan amounts, and other program terms of the Six on Sixth Street Economic Revitalization Program for specified corner catalyst properties on Sixth Street; South of Market Redevelopment Project Area. (Resolution No. 119-2010)

Presenter: Christine Maher, Agency Staff

Speakers: Tracy Everwine, Antoinetta III, Henry Kamilowicz

Vice President Singh put forth a motion to move item 4(d).

Commissioner Covington stated there was quite a change from 15 years down to 5 years and asked if there was any consideration for a 10-year period.

Ms. Maher stated the reason for the change was due to the terms of most business leases were 5 years and Urban Solutions found that businesses were very concerned about entering into loans with 15-year terms when their leases were only running for 5 years.

Mr. Mike Grisso stated that the connection was not made that it would affect the businesses interest in the program to have a loan forgiveness period that was longer than the lease. They knew what the lease terms were but reducing the terms was to increase interest in the program.

Commissioner Covington expressed her concern in giving \$600,000 to businesses that may only be around for 5 years, and after the space is configured for a particular business, there may be a need to go back and spend more funds to attract another business. Ms. Covington recommended a 10-year period because she believes the fast track is too fast.

Mr. Grisso stated they do not expect the businesses the Agency invests in to leave in a few years and does see that most businesses the Agency has supported have stayed longer than 5 years. Mr. Grisso stated they will be careful with the larger loan amounts to get businesses that have a proven track record.

Commissioner Covington seconded Mr. Singh's motion.

President Swig expressed his concern as Ms. Covington's, and personally would prefer the item be continued for two weeks but will support his fellow Commissioners. Mr. Swig asked when does the loan period start, when the business opens or when the lease is signed.

Mr. Grisso stated it starts once the loan funds are dispersed.

President Swig expressed that he does not believe staff has thought it through and would like to ask his fellow Commissioners to rescind their motion and second because staff does not know. Mr. Swig stated it takes three years, in general, if the businesses know that they will continue operating or not. Mr. Swig indicated if staff does not know a definition point and do not know whether the loans will be forgiven in a business from the point or the point they're funded, he was very uncomfortable because they do not have a business yet and their loans are already being forgiven. Mr. Swig stated if staff does not know when the loans start and is not defined as when the business opens or when it is funded, and the business may never open and the loan is already being forgiven, that makes him very uncomfortable. Mr. Swig asked his fellow Commissioners if they will rescind their initiative to move the item and asked that the item be brought back in two weeks with revisions and further thought.

Commissioner Covington rescinded her motion to second the item and requested a substitute motion to continue the item.

General Counsel Morales stated they would just need to move to continue the pending motion and come back when requested.

Vice President rescinded his motion.

President Swig suggested that staff contact Commissioner Covington and himself to discuss their concerns. Mr. Swig stated he appreciates the PAC's consideration, support, and their understanding of continuation of the item based on the Commission's concerns.

MOTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER COVINGTON, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 119-2010, AUTHORIZING CHANGES TO THE MATCHING REQUIREMENTS, MAXIMUM FORGIVABLE LOAN AMOUNTS, AND OTHER PROGRAM TERMS OF THE SIX ON SIXTH STREET ECONOMIC REVITALIZATION PROGRAM FOR SPECIFIED CORNER CATALYST PROPERTIES ON SIXTH STREET; SOUTH OF MARKET REDEVELOPMENT PROJECT AREA, BE CONTINUED.

- (e) Authorizing a Letter Agreement with the San Francisco Department of Public Health in an amount not to exceed \$1,000,345 to preserve the supply of very low income housing for the formerly homeless by providing operating subsidies and supportive services for Fiscal Year 2010-2011; Citywide Tax Increment Housing Program. (Resolution No. 120-2010)

Presenter: Sally Oerth

Speakers: Oscar James, Espanola Jackson

Commissioner Covington put forth a motion to move items 4(e) & (f).

Vice President Singh seconded Ms. Covington's motion.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 120-2010, AUTHORIZING A LETTER AGREEMENT WITH THE SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH IN AN AMOUNT NOT TO EXCEED \$1,000,345 TO PRESERVE THE SUPPLY OF VERY LOW INCOME HOUSING FOR THE FORMERLY HOMELESS BY PROVIDING OPERATING SUBSIDIES AND SUPPORTIVE SERVICES FOR FISCAL YEAR 2010-2011; CITYWIDE TAX INCREMENT HOUSING PROGRAM, BE ADOPTED.

- (f) Authorizing a Work Order Agreement with the San Francisco Human Services Agency in an amount not to exceed \$599,655, to preserve the supply of very low income housing for the formerly homeless by providing operating subsidies and supportive services for Fiscal Year 2010-2011; Citywide Tax Increment Housing Program. (Resolution No. 121-2010)

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 121-2010, AUTHORIZING A WORK ORDER AGREEMENT WITH THE SAN FRANCISCO HUMAN SERVICES AGENCY IN AN AMOUNT NOT TO EXCEED \$599,655, TO PRESERVE THE SUPPLY OF VERY LOW INCOME HOUSING FOR THE FORMERLY HOMELESS BY PROVIDING OPERATING SUBSIDIES AND SUPPORTIVE SERVICES FOR FISCAL YEAR 2010-2011; CITYWIDE TAX INCREMENT HOUSING PROGRAM, BE ADOPTED.

- (i) Authorizing a First Amendment to the Personal Services Contract with the Central Market Community Benefit District to increase the budget by \$150,000 for a total not to exceed \$300,000, and extend the term by one year, ending June 30, 2011, to continue the community guides program on Sixth Street and adjacent alleyways to provide social service outreach and assistance to businesses, residents and visitors for an extended term of one year; South of Market Redevelopment Project Area. (Resolution No. 124-2010)

Presenter: Courtney Pash, Agency Staff

Speakers: Antoinetta III, Daniel Hurtado

Commissioner Covington requested a breakdown on how the additional funds will be spent, as well as a copy of the statistics quoted. Ms. Covington stated the Community Guides Program is a great success and put forth a motion to move item 4(i).

President Swig praised and thanked the community guides for their great work through their strength of character in the community in a tough environment. Mr. Swig also praised Urban Solutions who, as he stated, grasped onto working with local businesses. Mr. Swig also praised Mr. Grisso and his team for their work. Mr. Swig stated he viewed a report on Channel 2 on the growth of Sixth Street, which was a positive report. It noted the guides and the growth in businesses. Mr. Swig's concern was when someone quoted "after dark it becomes a whole new area". Mr. Swig asked Antoinetta, who lives on Sixth Street, her thoughts on what happens after dark until the sun rises; is there a need for an expansion of the Community Guides program or police presence.

Antoinetta stated the police sub-station will be operating in the beginning of the year which will be a great addition because essentially a different population appears around 8pm, not only along the street but four key corners; Minna and Sixth, Natoma, Howard, Stevenson. She believes additional police on foot

patrols where they are visible would be helpful as well as expanding the community guides program.

Mr. Hurtado was in agreement with Antoinetta; believes having more of a police presence would make the area safer after dark for people who live and work in the area. Expanding the Community Guides program is constricted due to budget constraints and concern over the safety of the community guides; they feel it is best at this time to have the guides provide services during the daylight hours. Mr. Hurtado stated it is a partnership with a number of agencies, including the San Francisco Police Department working closely with SOMPAC, and the community, to get a better understanding of what the needs are for the Sixth Street Corridor and how can they make the area safer even after the community guides program is over.

President Swig requested Mr. Grisso report back the following year on expanding safety along the Sixth Street Corridor.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 124-2010, AUTHORIZING A FIRST AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH THE CENTRAL MARKET COMMUNITY BENEFIT DISTRICT TO INCREASE THE BUDGET BY \$150,000 FOR A TOTAL NOT TO EXCEED \$300,000, AND EXTEND THE TERM BY ONE YEAR, ENDING JUNE 30, 2011, TO CONTINUE THE COMMUNITY GUIDES PROGRAM ON SIXTH STREET AND ADJACENT ALLEYS TO PROVIDE SOCIAL SERVICE OUTREACH AND ASSISTANCE TO BUSINESSES, RESIDENTS AND VISITORS FOR AN EXTENDED TERM OF ONE YEAR; SOUTH OF MARKET REDEVELOPMENT PROJECT AREA, BE ADOPTED.

5. **MATTERS NOT APPEARING ON AGENDA:** None
6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS.**

Jason Young, Anita Logan, Vanessa Logan, Leaotis Martin, Tesse Esther, Alex Prince, Oscar James, Espanola Jackson, Deidre Smith

7. REPORT OF THE PRESIDENT:

- President Swig reported that he had a conversation with Ms. Tesse Esther about her concerns with Urban Strategies not hiring local residents for the Hunters View project. Mr. Swig has asked Director Blackwell to make the local hiring issue a priority and requested that they have patience while Mr. Blackwell looks into the situation. Mr. Swig indicated that they will not get every answer they want in the way they want it, and resorting to the negative side will not be productive. He asked Ms. Esther to give Urban Strategies time to work with Director Blackwell in reaching some resolution to their issues.

8. REPORT OF THE EXECUTIVE DIRECTOR:

- Director Blackwell reported there have been quite a few meetings held internally and inter-departmentally, as well as at Hunters View, on the issue of Hunters View local hiring, with a meeting planned this evening with the CAC for Community Development on workforce development strategy. Director Blackwell stated it is not only a high priority for him but for the Mayor's Office of Housing, the Housing Authority, and the administration overall.
- Director Blackwell attended a forum in Portland on what the San Francisco Redevelopment Agency is doing on Neighborhood Economic Development.
- Director Blackwell asked for more direction on Agenda Item C, if the Commission would like staff to bring back the contract for CirclePoint to the Commission for final approval.
- President Swig stated there was a motion to approve CirclePoint as the vendor and move forward.
- Director Blackwell asked for clarification that the Commission did not want the item placed on the agenda.
- President Swig stated the item was not to come back before the Commission. Mr. Swig asked for General Counsel Morales' opinion.
- General Counsel Morales stated the Commission has not authorized the contract since there was no contract negotiated with CirclePoint. It is uncertain as to the amount of money, the scope of services, the terms they would accept; there needs to be action by the Commission to accept and approve the contract.
- Commissioner Covington asked how much time was being requested.
- Director Blackwell stated it would be scheduled the second meeting in October.

- President Swig stated he did not believe there was an issue with the contract; the issue was with Arc Ecology. Mr. Swig highly recommended that Director Blackwell recommend to CirclePoint that they step into the verbatim contract negotiated with Arc Ecology and stated it would be a very wise idea for them to do so and then bring it back to the Commission for their approval as soon as possible.

9. **COMMISSIONERS' QUESTIONS AND MATTERS:**

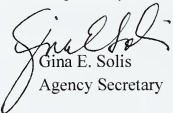
- Commissioner King asked what the status was at Marcus Garvey.
- Director Blackwell stated as far as he knows the project is moving forward as planned but will follow up and report back to Mr. King.

10. **CLOSED SESSION:** None.

11. **ADJOURNMENT:**

It was moved by Commissioner Covington, seconded by Commissioner Covington, and unanimously carried that the meeting be adjourned at 7:55 p.m.

Respectfully submitted,


Gina E. Solis
Agency Secretary

ADOPTED:

DECEMBER 7, 2010

